

## Falkland Way, , TQ14 9HJ



Purpose built ground floor flat enjoying a quiet, tucked away position offer well presented accommodation with uPVC double glazed windows and gas central heating. Reception Hall, Living Room, Balcony, Kitchen, 2 Double Bedrooms, Bathroom. Communal Garden, Parking. Tenure: Leasehold. Council Tax Band: A. EPC: D

£160,000

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### Location

The property is situated at the end of a quiet cul de sac about a mile from Teignmouth town centre which offers a range of shops, pubs and cafes as well as the sandy beach and pier. The railway station is a similar distance and there are regular bus services running nearby.

### Accommodation

The flat offers well presented accommodation fitted with uPVC double glazed windows and gas central heating with radiators to all principal rooms.

Access to the property is via the communal entrance hall with entry to the flat into the reception hall where there is a useful storage cupboard. The bright double aspect living room has sliding doors that open on to the balcony which provides a peaceful space to relax. The kitchen is fitted with a range of cupboard and drawer base and wall units to two walls and a built in electric oven and gas hob. There is space for electrical appliances and small table and chairs. The two double bedrooms of are similar size and have a pleasant outlook onto the communal garden. The bathroom is fitted with a white suite with tiled surrounds.

### Outside

In addition to the balcony there is lawned communal garden and a clothes drying area.

### Parking

The property has the benefit of an allocated parking space and there is also visitor parking.

### Tenure

The property is held on a 999 years from 7 April 1983. We are advised the current maintenance charge is £161 per quarter.

### Measurements

#### Living Room

5.24m x 3.67m (17'2" x 12'0") irregular shape

#### Kitchen

2.81m x 2.75m (9'3" x 9'0")

#### Bedroom 1

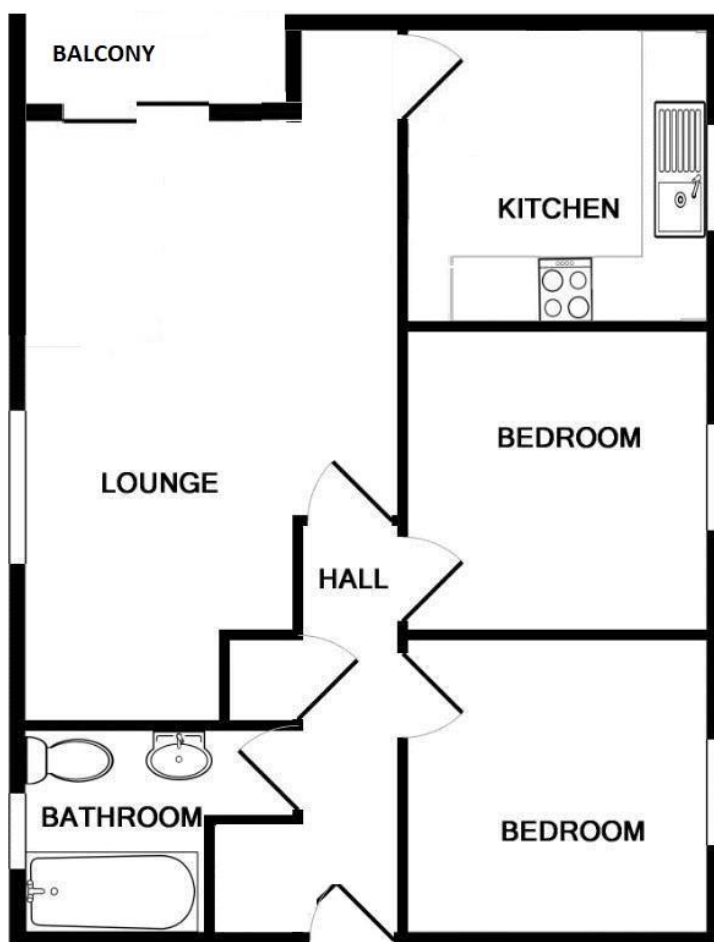
2.86m x 2.80m (9'5" x 9'2")

#### Bedroom 2

2.81m x 2.75m (9'3" x 9'0")

#### Bathroom

2.20m x 1.83m (7'3" x 6'0")



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