Flat 3, Southlands, 9 Powderham Terrace

£235,000 Share of Freehold

Elegant Period Apartment • Sea Front Location • Ground Floor • Sea Views • 1 Double Bedroom and 1 Single Bedroom • Living Room with Sash Windows & Shutters • Modern Kitchen & Shower Room • Gas Central Heating • One allocated Parking Space • EPC - C

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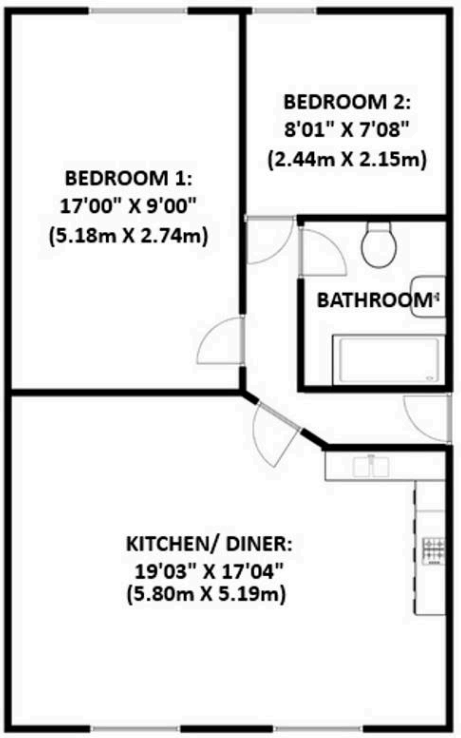


Whilst every attempt has been made to ensure the accuracy of the floorplan, contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility will be taken for any error, omission or mis-statement. The plan is for illustration purposes only.

An elegant ground floor converted apartment in a listed building located on Teignmouth sea front, with modern comforts and sea views from the living room. The living room is spacious and bright, with large sash windows which retain their original shutters. There is a feature blocked in fireplace and beautiful ornate ceiling cornicing and light rose as well as picture rails. There is a recently fitted kitchen area, open plan to the living space, with a single bowl, single drainer stainless steel sink unit, dishwasher, electric cooker, washing machine and fridge freezer. There are two bedrooms, one double and one single, and the main bedroom has a feature blocked in fireplace and built-in wardrobes and the second bedroom has the boiler in. Both have windows to the rear. There is a modern shower room with shower enclosure with rainfall shower head and additional hand held attachment, wash hand basin in unit with cupboards under, low level WC, extractor fan and heated towel rail. The hallway has a receiver for the entry system and storage above and a loft hatch with ladder access.

There is gas central heating and an allocated parking space at the front.

Each flat owner (8 flats) has a share of the freehold and currently pay an annual maintenance including ground rent of £1,200. (2025 amount). This includes buildings insurance and a fire safety system. The ground rent part is £10pa. The lease is 999 years from 2000.

The Management Company is called 9 Powderham Terrace Management Company Ltd.

The lease allows one small pet but no Airbnb or holiday letting is permitted.

MEASUREMENTS:-

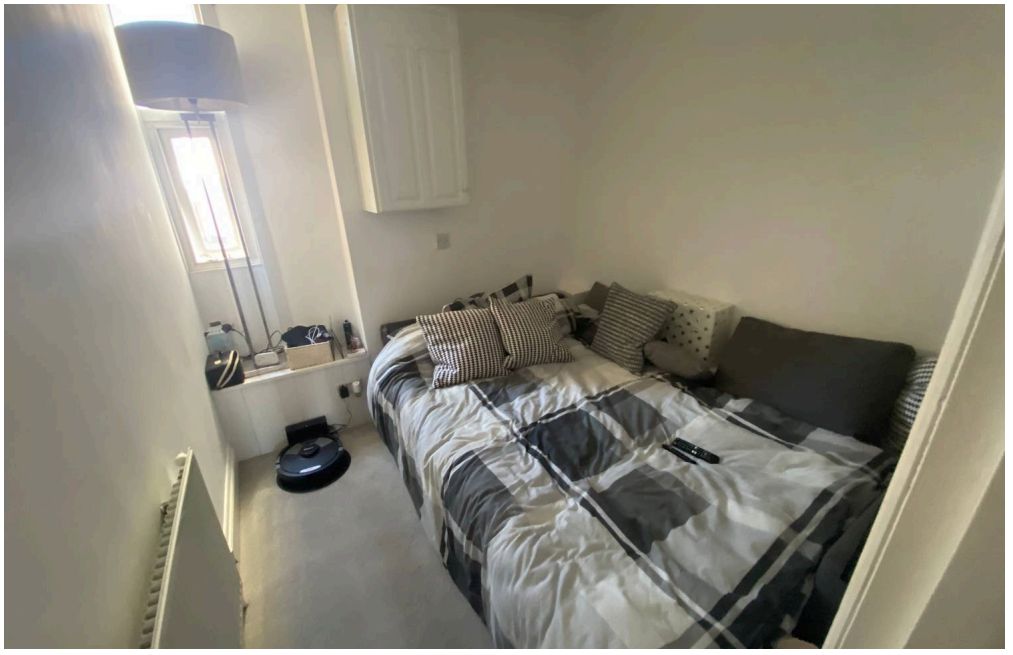
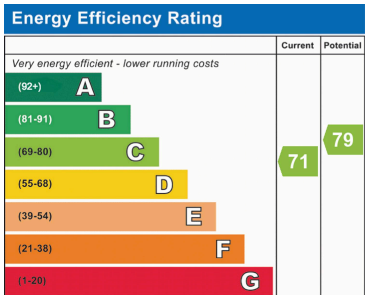
Living room/kitchen 19’03” x 17’04” (5.80m x 5.19m)

Bedroom One 17’00” x 9’00” (5.18m x 2.74m)

Bedroom Two 8’01” x 7’08” (2.44m x 2.15m).

- Council Tax Band: C
- Council Tax Cost: £2409.05 (2026/2027)
- EPC Rating - C
- Broadband Speed available from uswitch
- Mains Water, Sewerage, Electricity connected
- No wheelchair access
- Very low flood risk
- Allocated parking space
- Friendly community and freehold management committee run

Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.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