

## Flat 7, 1 South View, Teignmouth

£275,000 Leasehold

First Floor Spacious Duplex Apartment • Two Large Double Bedrooms & Small Box Room • Entrance Level Luxury Shower Room & Separate WC • Elegant Living Room • Modern Kitchen/Diner • Well Appointed Family Bathroom • Seafront Location • Distant Estuary and Countryside Views • Loft Space with Planning Permission to Convert • EPC - D

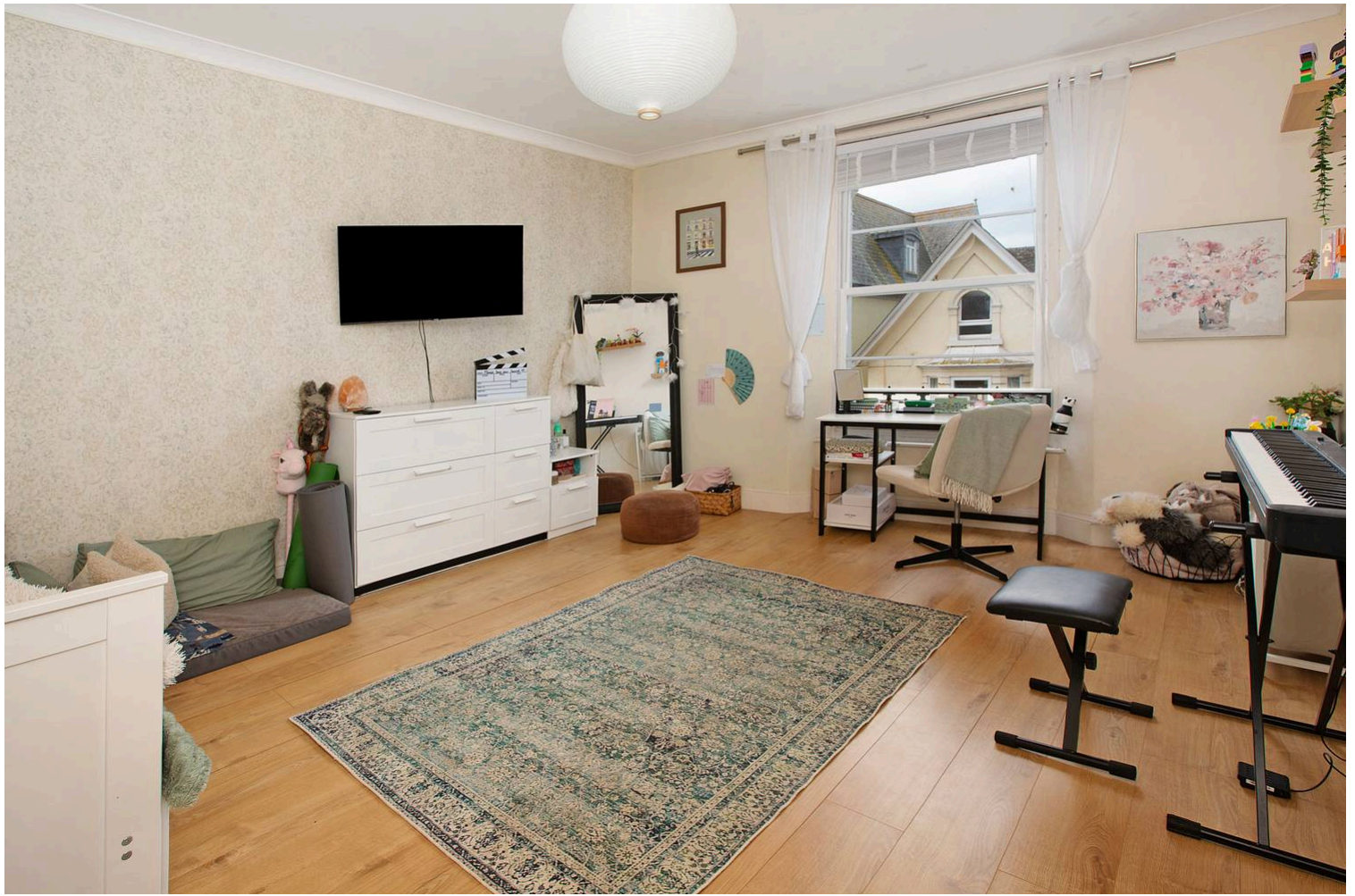
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There is also a potential separate access to the upper level of the apartment from the communal hallway so it could have two entrances if required, one on each level, making this versatile for two separate living spaces if required as there are two big rooms and bathrooms on each level. The property is just a stones throw away from the town centre and beaches with convenient access to local amenities and a level walk to Teignmouth train station. Stepping into the apartment, the entrance hallway is a generous size providing space for coats and shoes with an entry call system and door to the WC which comprises low level WC, pedestal wash hand basin and uPVC window facing the side aspect. Stepping through into the inner hallway, there are doors leading to the two large bedrooms, luxury shower room and stairs ascending to the first floor. The bedrooms are large rooms with high ceilings and have sash windows overlooking the side aspect. There is also a 'Narnia style' small box room concealed behind double doors. The shower room is impressive with a printed metal surround to the shower enclosure with glazed door, with a feature scene of the Teignmouth seascape. There is a Triton dual function shower with a Bluetooth light/speaker with remote control and playlist connectivity. There is tiled shelving, a heated ladder towel rail, extractor and a uPVC obscure double glazed window.

Ascending the stairs to the spacious first floor landing, there is a double glazed window to the side aspect, an entry phone receiver, doors leading to both the kitchen, living room and bathroom and a hatch leading to the loft, where there is planning permission to add a further two rooms. The kitchen/dining room is a bright room with a uPVC double glazed window which affords distant estuary and rural views. The kitchen also comprises base & wall mounted units, space and plumbing for a dishwasher and washing machine, electric oven with four ring electric hob and extractor hood above, one and a quarter sink & drainer with mixer tap above and further space for a fridge/freezer and table and chairs. The living room is another spacious room with a uPVC double glazed window offering distant views to the estuary. The family bathroom comprises a ball and claw bath tub with mixer tap and shower attachment, pedestal wash hand basin, low level WC, heated towel rail and underfloor heating. The room is styled with attractive timber display shelving. Next to the bathroom there is a storage cupboard which houses the Worcester boiler. This is where there could be a separate access to the apartments upper floor from the second floor communal hallway, if desired.

**MEASUREMENTS:**

WC 3'10" x 3'10" (1.17m x 1.17m), Bedroom 15'5" x 13'1" (4.70m x 4.00m),  
Bedroom 14'5" x 12'4" (4.40m x 3.75m), Bathroom 8'6" x 5'9" (2.60m x 1.75m),  
Living Room 15'7" x 13'1" (4.76m x 4.00m), Kitchen 14'5" x 12'4" (4.40m 3.75m).



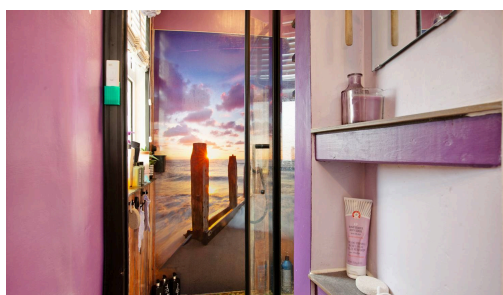
Leasehold - 250 year lease from April 2013

Pets & long term letting allowed with freeholder permission.

Council Tax Band A - **£1,806.79 per annum**

Service Charge - £3795.58pa. No ground rent.

Mains Services - Gas, Electric & Water

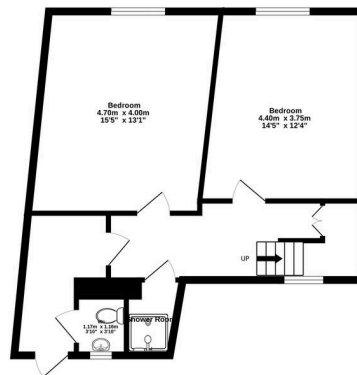


Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs 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.

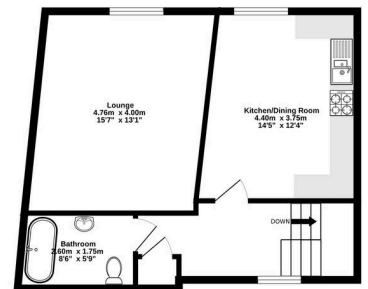


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1st Floor  
53.2 sq.m. (573 sq.ft.) approx.



2nd Floor  
47.9 sq.m. (516 sq.ft.) approx.



TOTAL FLOOR AREA : 101.2 sq.m. (1089 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		