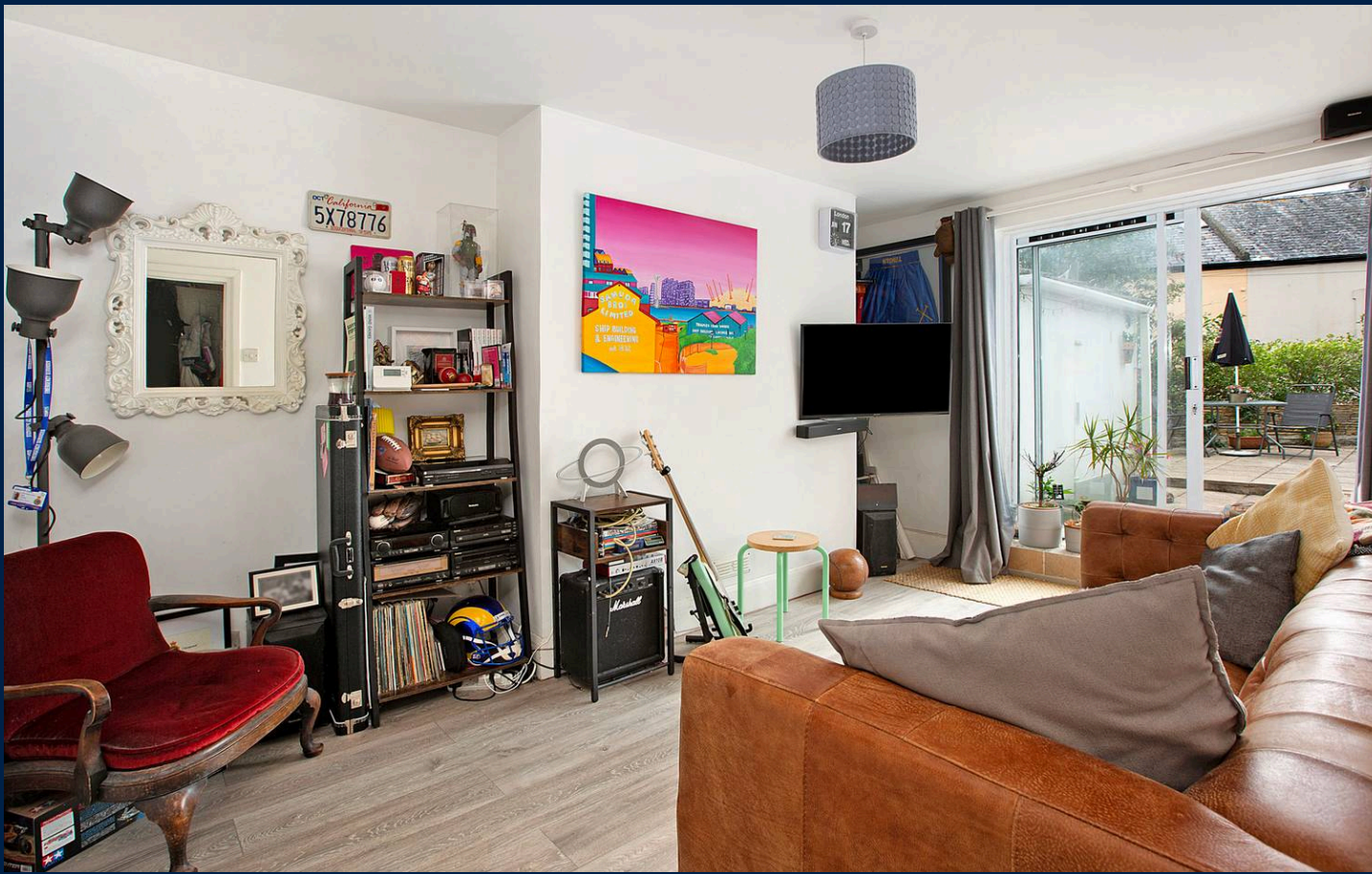




Garden Flat, 2 Hermosa Road, Teignmouth

Fixed Price £140,000

**DART &
PARTNERS**
Established 1971



Garden Flat

2 Hermosa Road, Teignmouth

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- AN ATTRACTIVE AND WELL-PROPORTIONED GARDEN LEVEL APARTMENT
- CONVENIENTLY LOCATED FOR ACCESS TO THE TOWN CENTRE AND ALL LOCAL AMENITIES
- SPACIOUS DOUBLE BEDROOM
- LIVING ROOM
- SEPARATE KITCHEN
- BATHROOM
- GAS HEATING THROUGHOUT
- LARGE AND ENCLOSED WEST FACING GARDEN



An attractive and well-proportioned garden level apartment located very conveniently for access to the town centre and all local amenities.

Comprising a spacious double bedroom, living room, separate kitchen and bathroom with uPVC double glazing and gas heating throughout. The property benefits from a large and enclosed southwest facing garden set up for ease of maintenance and benefitting from the passage of the sun throughout the day. Viewing is highly recommended.

The accommodation arranged as follows:

From the front of the property a short run of turning steps lead down to a small storage area leading to the flat's own front door, opening to...

HALLWAY

Wall mounted cupboard housing electric consumer unit and meter. From the hallway a timber half glazed door opens through to...

INTERNAL HALL

Useful space giving access to all rooms, and could provide for storage, an office or hobbies area etc.

BEDROOM

Well-proportioned double bedroom, painted timber floorboard floors, central heating radiator, feature walk-in bay window with half obscured glazing providing a degree of privacy to the front of the property. Large in-built wardrobe with sliding doors incorporating full length mirrored door.

BATHROOM

A modern and appealing bathroom, fully tiled to three walls incorporating a white suite including bath with mixer shower over, glass and chrome shower screen, low level push button flush WC, pedestal wash hand basin, wall mounted mirror fronted cabinet, recessed spotlights and extractor fan unit to ceiling.





LIVING ROOM

Bright and airy room with central heating radiators, timber effect laminate floors, recessed areas to either side of chimney breast creating useful storage niches. From the living room there is an open doorway through to the...

KITCHEN

A bright dual aspect room looking into the garden, fitted with a modern range of base units to floor and eye level comprising cupboards and storage drawers, integrated washing machine, in-built electric oven and electric hob inset into grey wood effect worktops with chrome extractor over, further space for free standing fridge freezer, white ceramic 1½ bowl sink unit and drainer with chrome mixer tap over, cupboard housing gas central heating boiler, providing central heating and hot water throughout.

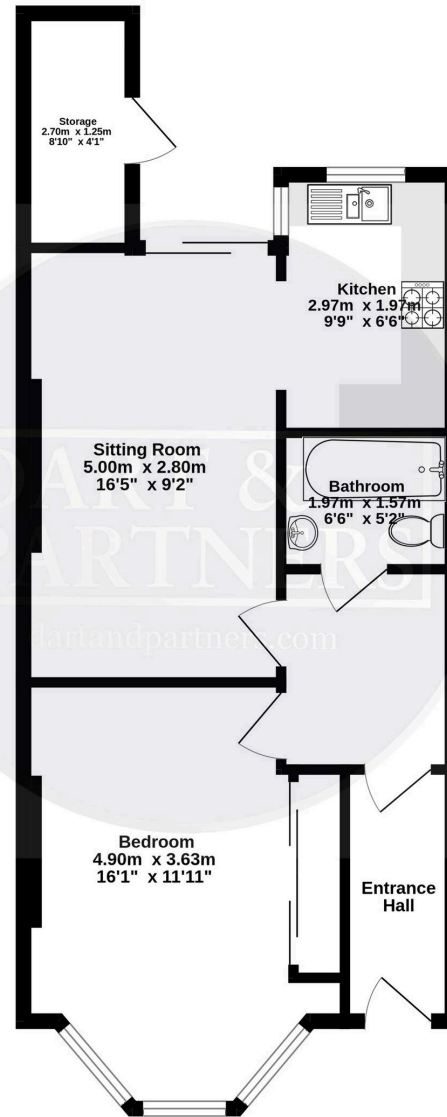
Access from the living room via a sliding patio-style door.

GARDEN

The enclosed courtyard style garden is a real feature of the property, benefitting from the passage of the sun throughout the day. The garden is predominantly laid to patio with raised border flower beds stocked with an olive, palm and other attractive shrubs. At the far end of the garden there is an attractive stone wall and gate to pathway giving pedestrian access onto Coombe Vale Road. There is also a good sized, brick built, lean to style storage shed with light, power and a tiled roof.



Ground Floor
50.5 sq.m. (543 sq.ft.) approx.



TOTAL FLOOR AREA : 50.5 sq.m. (543 sq.ft.) approx.

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 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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