





Flat 19, Edens Court Heywoods Road, Teignmouth

£110,000 Leasehold

Purpose Built Ground Floor Flat • Two Bedrooms • NO ONWARD CHAIN • Spacious Living Room • Modern Shower Room • Easy Access into Town • Communal Gardens • Guest Suite Available • Over 55's Complex • EPC - D

Contact Us...

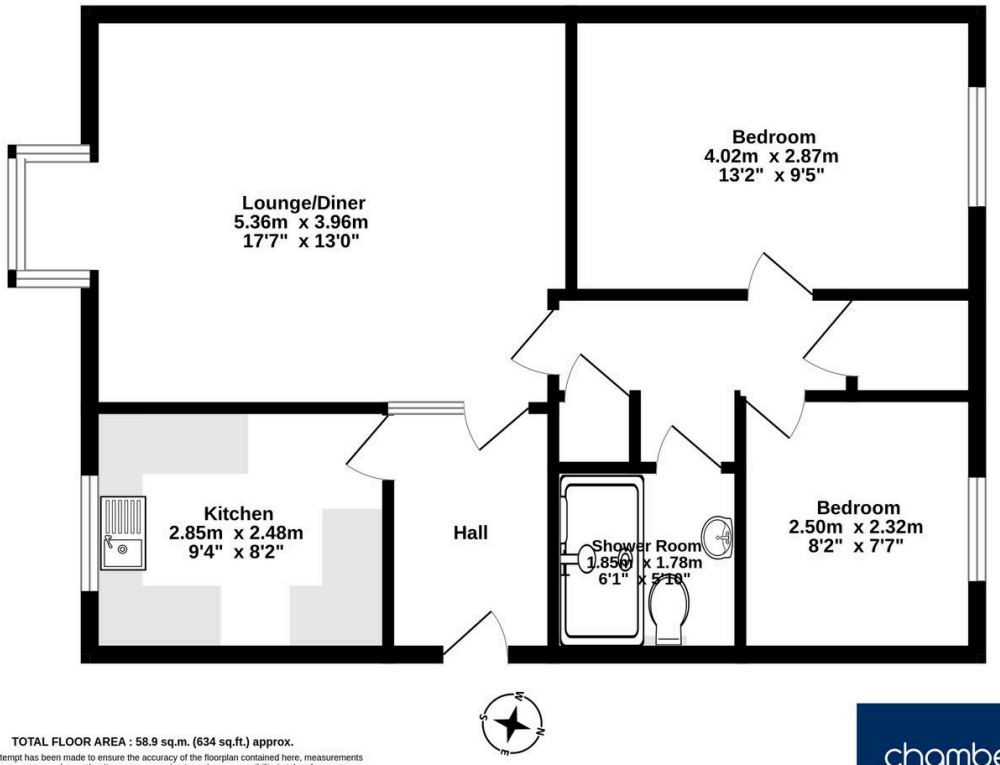
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the key to your home

Ground Floor
58.9 sq.m. (634 sq.ft.) approx.



TOTAL FLOOR AREA : 58.9 sq.m. (634 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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Edens Court is conveniently located near the railway station and just a short walk from town. There are 25 flats in the development in two storey buildings. Residents must be over 55 (partner can be younger) and there is a part time Manager on site and a guest suite. Each flat has pull cords for a 24 hour careline.

Upon entering the property, an entrance hall leads to the kitchen and living room, with the living room having a doorway to a further inner hallway with two storage cupboards, one housing the hot water cylinder and the other being a particularly good size that you can walk in. This hallway leads to the two bedrooms and the modern shower room.

This is a particularly light flat, facing south at the front and north at the rear, enjoying views over the communal gardens at the front and rear.

The kitchen needs updating and comprises wall and base units, stainless steel sink and drainer with mixer tap over, plumbing for a washing machine and space for an oven and fridge/freezer. There is a window above the sink which faces the front aspect and overlooks the communal gardens.

The living room has a box bay window which overlooks the communal gardens at the front and a doorway leading to the inner hallway.

There are two bedrooms, both with windows overlooking the communal gardens at the rear. Bedroom one is a good sized double bedroom with bedroom two being able to accommodate a small double bed.

The modern shower room comprises an enclosed walk in shower, wash hand basin, heated towel rail and WC.

There is uPVC double glazing, electric heating and a Tunstall alarm with pull cords in the living room, shower room and bedrooms.

Teignmouth is one of South Devon's most popular coastal towns, offering a unique mix of seaside lifestyle, strong transport connections and vibrant community life.

There is buyer demand from locals downsizing, as well as retirees and lifestyle movers, relocating for coastal living and quality of life.

MEASUREMENTS:

Lounge/Diner 5.36m x 3.96m (17'07" x 13'00"),

Kitchen 2.85m x 2.48m (9'04" x 8'02"),

Bedroom 4.02m x 2.87m (13'02" x 9'05"),

Bedroom 2.50m x 2.32m (8'02" x 7'07"),

Shower Room 1.85m x 1.78m (6'01" x 5'10").







SERVICE CHARGE - 1st April 2026 – 31st March 2027 £218.63 PER MONTH - INCLUDES BUILDING INSURANCE.

GROUND RENT - £10 PER ANNUM

COUNCIL TAX BAND B - £2,107.93 PER ANNUM

MAINS SERVICES - ELECTRIC AND WATER

BROADBAND SPEED- 1000mBPS (ACCORDING TO OFCOM)







Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.







Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.





