





Apt 2, Evelyn House, Teignmouth

£105,000 Leasehold

First Floor Flat • One Bedroom • Lounge/Dining Room • Kitchen with Fitted Appliances • Shower Room • Entry Phone System • Wooden Double Glazed Sash Windows • Town Centre Location • No Onward Chain • EPC - D

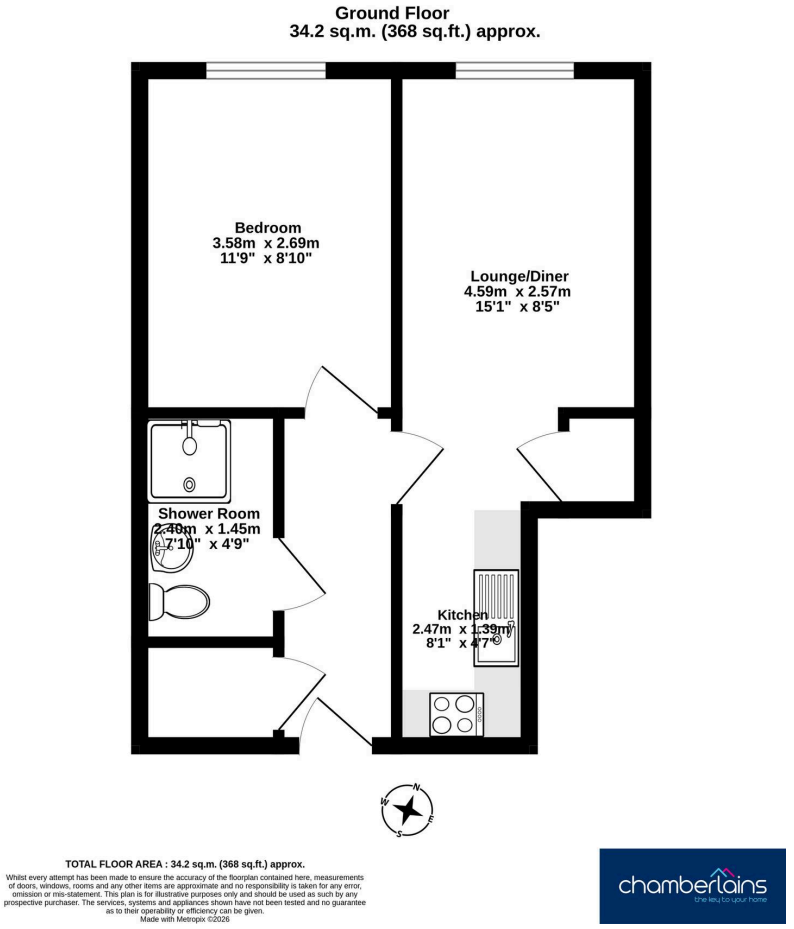
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the key to your home



As you enter the communal entrance, stairs rise to the communal hallway of this smart converted building.

The entrance to this apartment can be found on the first floor and there is no apartment above or below. On entering the apartment, there is an entrance hall with security entry phone system and a very useful large walk in storage cupboard.

The lounge and dining area is combined and there is another large storage cupboard with shelving. The open plan design leads to the modern fitted kitchen with a range of base and wall units with stainless steel sink with mixer tap over. There is an integral electric oven and grill, inset four ring electric burner with extractor hood over as well as an integrated fridge and washer/dryer.

There is a good sized double bedroom with plenty of space for a large double bed and furniture with bed and furniture included in the sale.

The well equipped shower room houses a shower cubicle with fitted electric shower, a large feature fitted wall mirror, close coupled WC, pedestal wash hand basin, heated towel rail and extractor fan.

All of the windows are double glazed sash windows with fitted shutters overlooking the rear. There is electric heating.
At the rear of the building there is a secure bin store used by the residents.

As you step out of Evelyn House, you are directly in the the town centre with an array of shops and cafe's on the doorstep. The beach and town amenities are a stones throw away and this apartment is ideally located for the town's good rail and transport links.

MEASUREMENTS - Lounge/Diner 4.59m x 2.57m (15'01" x 8'05"), Kitchen 2.47m x 1.39m (8'01" x 4'07"), Bedroom 3.58m x 2.69m (11'09" x 8'10"), Shower Room 2.40m x 1.45m (7'10" x 4'09").







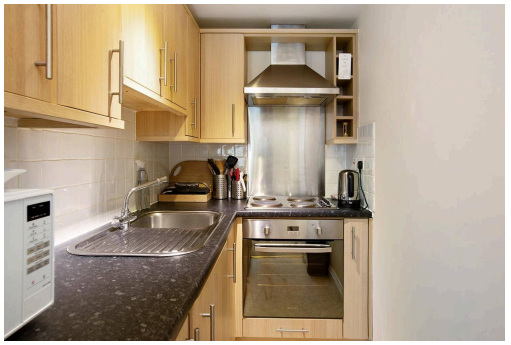
Tenure - Leasehold - 199year lease from 2007.
Service Charge - £1477.37pa

Ground Rent - £75pa.

Council Tax Band - A - £1724.91 per year.

Mains Services - Water and Electric

Broadband Speed- 1000Mbps (according to OFCOM)







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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