



No Onward Chain! A Well Presented Two Bedroom First Floor Apartment Situated Within The Popular Edens Court Over 55 Development, Conveniently Located Within Easy Walking Distance Of The Town Centre, Seafront And Beaches. The Development Benefits From Attractive Communal Gardens, Residents' And Visitors' Parking, A Guest Suite And Communal Facilities, Making This An Ideal Home For Those Seeking Convenient And Low-Maintenance Living Close To Local Amenities And The Coast.

Edens Court | Teignmouth | TQ14 8LR





PROPERTY TYPE

Retirement Property



SIZE

635 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Radiators



PARKING

Off Road Parking



OUTSIDE SPACE

Communal Garden



EPC RATING

C



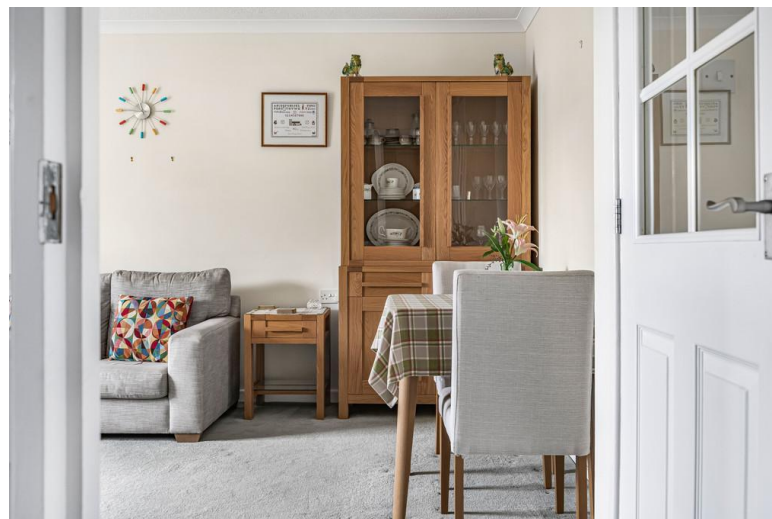
COUNCIL TAX BAND

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in a nutshell...

- Two Bedroom First Floor Apartment
- Popular Edens Court Over 55 Development
- Well Presented Throughout
- Spacious Lounge/Dining Room With Bay Window
- Modern Fitted Kitchen With Integrated Appliances
- Principal Bedroom With Built-In Wardrobes
- Walk-In Shower Room With Electric Shower
- Excellent Built-In Storage
- Residents' And Visitors' Parking & Communal Gardens





the details...

A beautifully presented two bedroom first floor apartment situated within the popular Edens Court complex, a purpose-built development restricted to residents aged 55 and over. Ideally positioned within easy walking distance of the town centre, seafront and beaches, the property offers comfortable and well-appointed accommodation together with the convenience of communal facilities and resident parking.

The apartment is accessed via a communal entrance and hallway, with stairs rising to the first floor. The private entrance opens into a welcoming hallway providing access to the principal accommodation.

The spacious lounge/dining room is a particularly pleasant reception space, featuring a front-facing bay window, electric heating, power points and an emergency pull cord. From the lounge, an inner hallway provides access to both bedrooms, the shower room and useful storage facilities.

The modern fitted kitchen is equipped with a range of matching wall and base units, work surfaces and an inset sink with mixer tap. There is space and plumbing for white goods, together with a Zanussi built-in oven and microwave, electric hob and extractor fan. A UPVC double glazed window overlooks the well-maintained communal gardens.

The principal bedroom benefits from a range of built-in wardrobes incorporating sliding doors, hanging rails and shelving, alongside an emergency pull cord, Rointe electric radiator and multiple power points. The second bedroom is also a good-sized room, enjoying a UPVC double glazed window, electric heating, power points and emergency pull cord.

The shower room is fitted with a walk-in shower with glass sliding door and Mira Advance ATL electric shower, complemented by a tiled bathroom suite, low-level WC, vanity wash hand basin with mixer tap and storage. Additional features include an electric towel rail, emergency pull cord and Envirovent extractor fan.

The apartment further benefits from excellent storage, including a shelved storage cupboard housing a Hyco Powerflow unvented electric water heater, together with a further full-height walk-in storage cupboard. Heating is provided by Rointe electric radiators.

Externally, Edens Court benefits from attractive communal gardens, which are primarily laid to lawn and include seating and drying areas. Residents and visitors also have access to parking at the front entrance of the complex.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a well-presented apartment within a popular over 55 development, combining convenient town and seafront access with comfortable accommodation, useful storage and communal facilities.

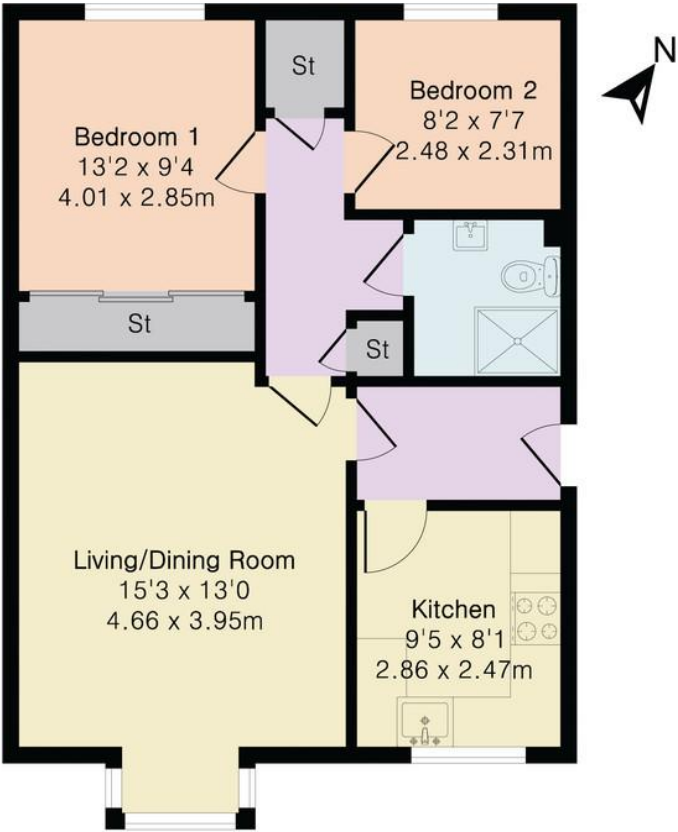


Material Information (Subject to Legal Verification)

Tenure - Leasehold (87 Years Remaining)
Sanctuary Housing is the freeholder. The on-site scheme manager is available on Mondays, Wednesdays and Fridays with the emergency call system available 24/7 throughout the year via the pull cords. Annual Service Charge of £2,623.56. Ground Rent £10 per annum. Residents' activities are arranged via the residents committee and a guest suite can be hired for visitors.



Approximate Gross Internal Area 632 sq ft - 59 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





the location...

Travel

Lower Brimley Road – Bus Stop – 0.04mi

Dawlish Road – Bus Stop – 0.14mi

Teignmouth Rail Station – 0.12mi

Schools

Teignmouth Community School – 0.14mi

Trinity School – 0.52mi

Teignmouth Primary School – 0.80mi

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8LR

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- Vendors: £25 + VAT per person
- Purchasers: £37.50 + VAT per person

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