



5 Beach Court Den Promenade Teignmouth £205,000

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RICS

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Chartered Surveyors and Estate Agents

DESCRIPTION AND SITUATION

Beach Court is an exceptional development of apartments in an impressive Victorian building on the seafront with superb views of the sea and level access to the picturesque 'old town' area of Teignmouth with its wide range of individual shops. Teignmouth has a mainline railway station and is about 15 miles from the cathedral city of Exeter with its airport and access to the M5.

This lovely second floor apartment enjoys a view of the sea from the living room. The high specification includes a lift service, gas central heating, double glazing, a fully fitted kitchen with built in appliances, and a stylish bathroom. Both bedrooms are a good size and the apartment will appeal to anyone seeking a comfortable and highly convenient home offering easy access to the town's amenities and to the beautiful seafront area.

ACCOMMODATION

Brief details of the accommodation with approximate measurements are as follows:

Communal entrance with a security intercom system and stairs or lift rising to the second floor. Own front door to

Hall

Coved ceiling with dado rail; security intercom connecting with the main entrance. Airing cupboard housing the gas central heating boiler with a programmer and an electric heater.

Living Room 4.38m x 3.74m (14' 4" x 12' 3")



A large double glazed bay window and an additional double glazed sash window giving a view of the sea. Coved ceiling with picture rail; wall lights; radiator; television aerial point; telephone point.

Kitchen 3.32m x 1.79m (10' 11" x 5' 10")

Most attractively fitted with matching base and eye level units. Featuring concealed down lighters and a twin bowl sink unit with a mixer tap set within roll edged worktops with tiled splashbacks. Integrated oven and hob with an extractor hood over; integrated fridge, freezer and dishwasher. Washing machine; coved ceiling; double glazed sash window; radiator.

Bedroom 1 4m x 2.87m (13' 1" x 9' 5")

Coved ceiling with picture rail; radiator; double glazed sash window; television aerial point; telephone point.

Bedroom 2 3.85m x 3.15m (12' 8" x 10' 4") maximum reducing to 2.74m (9')

Coved ceiling; picture rail; radiator; double glazed sash window.

Bathroom

Most attractively appointed with a modern white suite comprising a panelled bath with a shower mixer tap and a tiled surround shower screen. Pedestal wash basin with a mixer tap and a tiled surround; close coupled WC; wall light with shaver point; coved ceiling; extractor; contemporary heated towel rail; double glazed sash window with obscured glass.



OUTSIDE

There are no gardens to worry about although there is a bin store on the ground floor and parking permits are available for the nearby car park at Myrtle Hill.

TENURE

A new 999 year lease with a share in the freehold of the whole building.

SERVICES

All main services are available.

VIEWING

Strictly by appointment with the vendors agents.

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