





Flat H, Devon House Courtenay Place, Teignmouth

£300,000 Leasehold

Sea Front Apartment with Private Entrance • Two Double Bedrooms • Bright and Elegant Living Room • Main Ground Floor but Up a Few Steps • Kitchen and Shower Room/WC • Additional Separate WC with Storage Cupboard • Allocated Parking Space • Stunning Sea Views • High Ceilings and Character Features • EPC - C

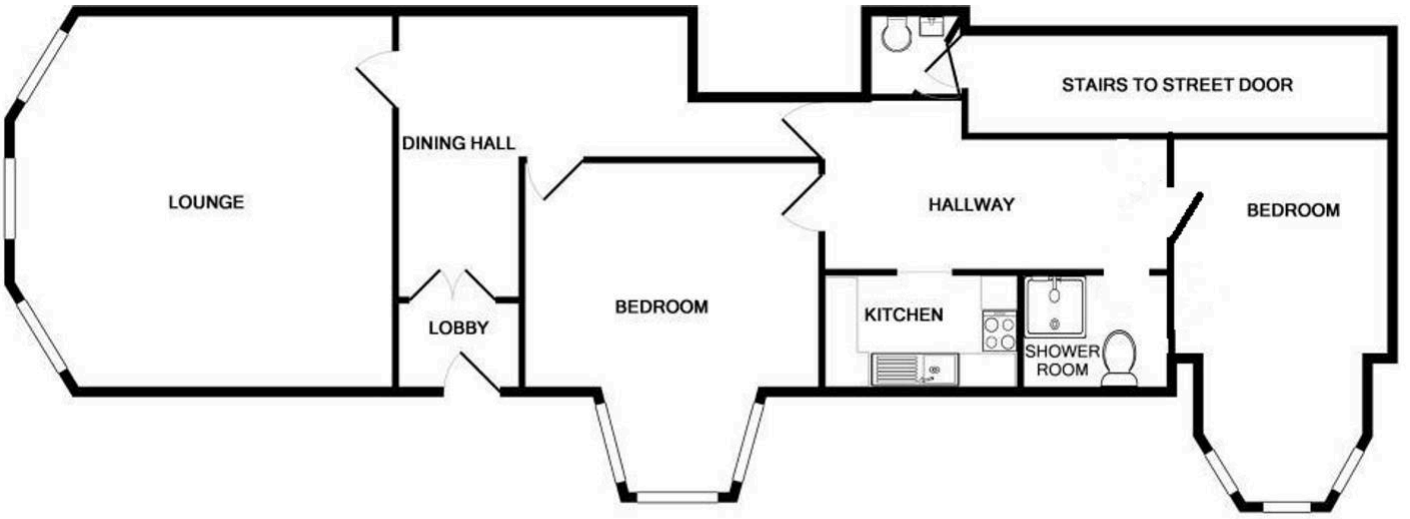
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A spacious, elegant and well presented two double bedroom apartment on the sea front, affording stunning sea views and with its own entrance and allocated parking space. The apartment is a stones throw from the beach and a level stroll to the bustling town centre, transport links, shops, cafes and other amenities.
The apartment is entered via the grand original timber entrance door and into its porch, which provides plenty of space for coats and shoes. This then leads to a spacious hallway with doors to the principle rooms. The lounge is a particularly bright and spacious room thanks to the bay fronted windows which offer views of the sea and the promenade. The room also features intricate cornice work and original ceiling rose. The spacious hallway, also with high cornice decorated ceiling, has plenty of space for a dining table and chairs and also has a utility cupboard with plumbing for a washing machine and storage shelving. There is also a cloakroom/WC.

Bedroom one is a spacious room, fitted with large built in wardrobes and bay windows offering a view of the town. Bedroom two is a good sized double bedroom with another bay window looking over the town, and a cupboard housing the boiler. The modern kitchen has views similar to the bedrooms and comprises wall and base mounted units, stainless steel sink and drainer, oven with four ring gas burner above and space for a free standing fridge/freezer. The shower room is fully tiled and comprises shower cubicle, WC, heated towel rail, wash hand basin with mirror over and obscured window facing the side aspect. There is also a door from the inner hall leading to the communal stairs of Devon House which lead to the rear entrance and refuse area. There is gas central heating uPVC double glazing.

There is a small sitting out area at the top of the steps by its front door, looking out to the sea front.

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Allocated parking for one vehicle located next to the private entrance to the property.







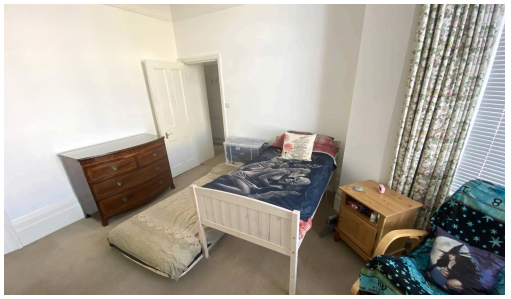
Leasehold - 999 Years from 1st January 1986. Share of freehold. Council Tax Band C - ***£2,409.05 per annum***

Service Charge - £134 per month

Mains Services - Gas, Electric and water

No Pets or Holiday Letting







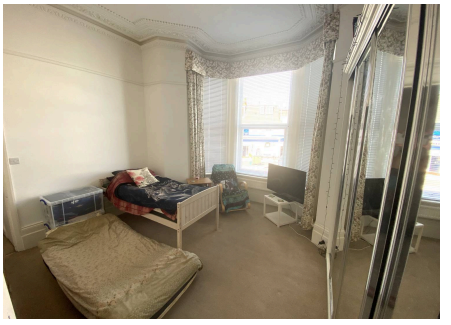
MEASUREMENTS:

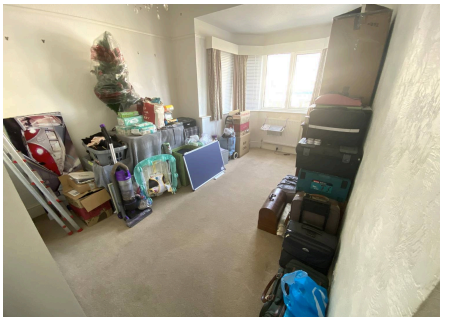
Lounge 20’0” x 18’0” (6.1m x 5.49m)

Kitchen 9’4” x 5’7” (2.84m x 1.7m)

Bedroom 15’11” x 12’3” (4.85m x 3.73m)

Bedroom 14’3” x 15’3” (4.34m x 4.65m).







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.



