





Flat 64, Royal Court Den Crescent, Teignmouth

£250,000 Leasehold

Sought After Retirement Apartment • Front Facing and Good Size. • Amazing Sea Views • Two Double Bedrooms • Second Cloakroom • Good Size Lounge • Sea Front Location • Over 60's Complex • Level Walk into Town and Transport Links. • EPC - B

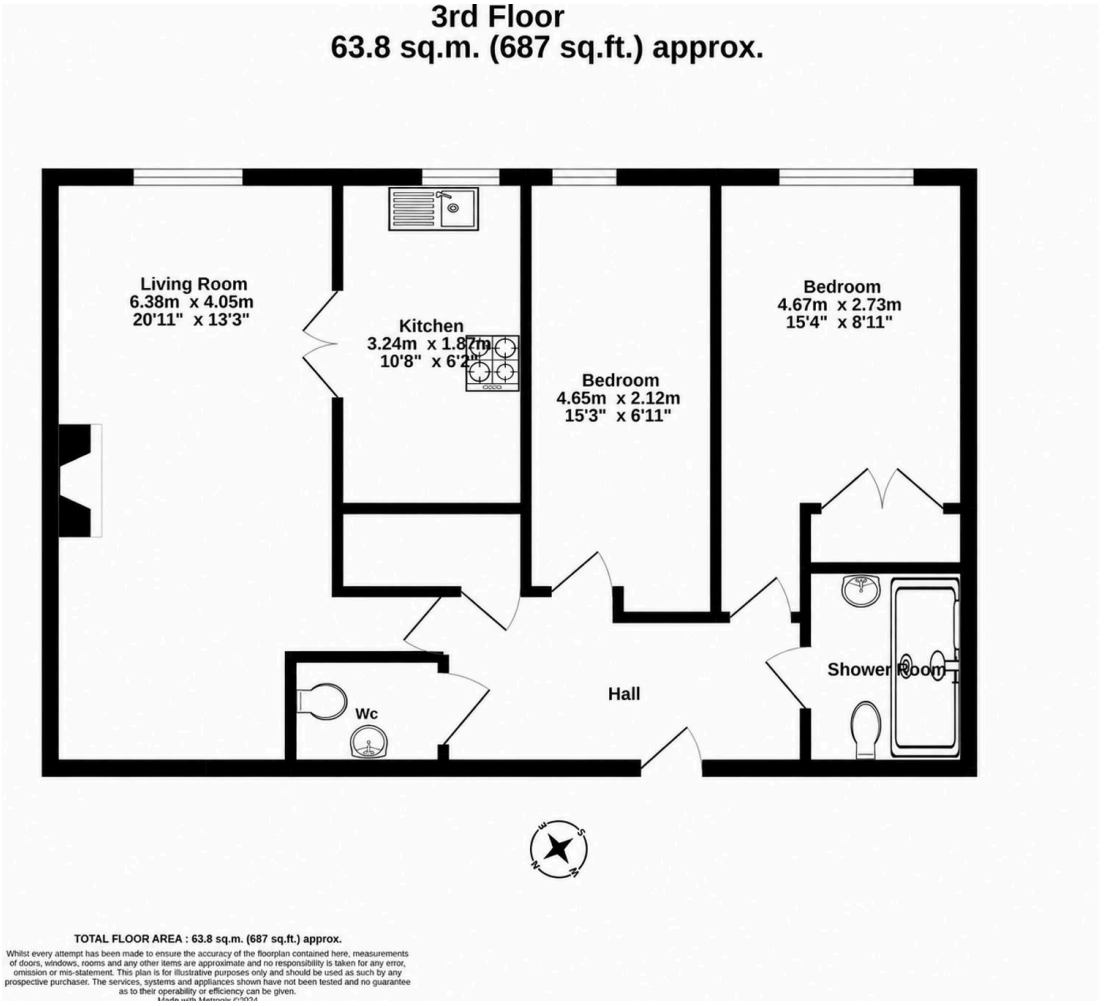
Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH

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Royal Court is a beautifully maintained complex for those aged 60+ in an enviable position directly opposite the Den and sea front. It is situated on the site of the former Royal Hotel and retains much of its original splendour in the galleried residents lounge. This apartment is located in a prime position at the front of the building with sea views and views across The Den to The Pier. We've sold many flats in Royal Court and so know many people who live there, all of whom are very happy there. Also the Resident Manager is particularly helpful and many social activities can be enjoyed if you wish to get involved.

Royal Court is accessed via a communal entrance with intercom entry system. There is a lift and stairs to all floors. Situated on the third floor, the front door leads in to the entrance hall where there is an entry phone system, electric heater and a large airing cupboard with light which houses the Pulsacoil hot water tank.

The living room has a window to the front with far reaching views across The Den, Teignmouth Pier and the sea. Off the living room is the kitchen with light wood base and wall units, single bowl single drainer sink unit, tiled splash backs and space for appliances.

The main double bedroom has a window to the front overlooking The Den and out across to Teignmouth Pier and the sea and coastline and benefits from built in mirror fronted wardrobes.

A second double bedroom gives the same lovely views as above.

The bathroom/WC comprises an easy access bath with shower above and screen, low level WC and wash hand basin in counter with storage below. There's also a heated towel rail, electric wall heater and an extractor fan.

There is an additional WC off the hall with a low level WC, wall mounted wash hand basin and extractor fan.

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

MEASUREMENTS: Lounge 6.38m x 4.05m (20'11" x 13'03"), Kitchen 3.24m x 1.87m (10'08" x 6'02"), Bedroom 4.67m x 2.73m (15'04" x 8'11"), Bedroom 4.65m x 2.12m (15'03" x 6'11").







Council Tax Band D - £2,710.19 per year

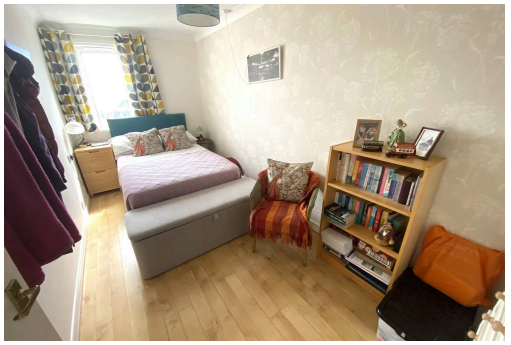
Leasehold - 125 year lease from 1998

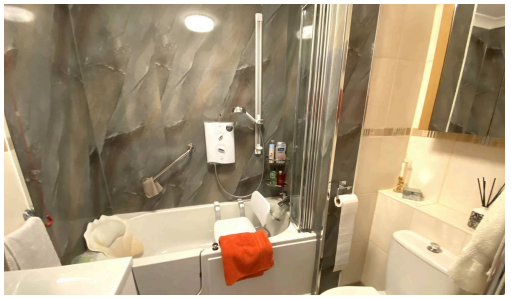
Service Charge - £4,792.74 per year incl water (From 1st September 2026)

Ground Rent - £722.26 per year

Mains Services - Electric & Water

Broadband - **Ultrafast** Download 1000Mbps Upload 220 Mbps







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 & Midlands 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.





