



New Road, Brookside Court New Road, TQ14

£320,000 Offers Over

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Property Description

AGENTS COMMENTS This is an elegant garden apartment in a Victorian villa. There are three apartments in the villa, each with their own entrances and garden areas, each on long leases and owning a share of the freehold. This apartment has a lovely south facing patio and lawn and plenty of storage with an outside store and shed and an inside store/study. It has been refurbished to a very high standard and the rooms are good sizes. The apartment is a short walk from the highly rated Trinity school.

STEP INSIDE A corner of the lounge provides an entrance area when stepping inside the front door. There are also four full room width bi-fold doors opening the living space out to the south facing garden. Also in the lounge is a multi fuel burner with beam above, wall and ceiling lights and a telephone point. There is a step up to the dining area which has karndean flooring and spotlighting. A partly glazed door from the lounge leads to through to an L shaped hallway where there are doors to all further rooms.

The kitchen has a range of gloss base and wall units with worktop and under unit lighting, white sink unit, built in NEFF oven and hob with splashback and cooker hood over, built in washing machine, space for fridge/freezer and built in dishwasher. A cupboard houses the combi boiler and there is a deep bin storage cupboard. There are spotlights, karndean flooring and a door and window to the side courtyard. There is also a central freestanding island with lighting.

There are two good sized south facing bedrooms, both extremely light and overlooking the private garden, the master with bay window overlooking the garden, linen cupboard and an excellent size en suite. The en suite has a large shower enclosure with Mira shower, pedestal wash hand basin with LED mirror over, low level flush WC, tiled walls, karndean flooring, heated towel rail and extractor fan.



The Second bedroom, again of excellent proportions, has French doors opening out onto to the private patio.

The luxurious main shower room has a large shower enclosure, pedestal wash hand basin with illuminated mirror above and a low level WC. There is a tiled floor with underfloor heating, tiled walls, a ladder radiator and extractor fan.

There is also a useful office/store room off the hallway with radiator, power and light and built up bunk beds with steps.

The apartment is uPVC double glazed and has gas central heating. There is 994 years remaining on the lease with 1/3 share of freehold. The annual service charge is £1,200.00 and includes building insurance. Council Tax Band A - £1,485.07 per year.

STEP OUTSIDE At the front there is allocated tandem parking for two cars. Steps lead down to the private entrance to this apartment and its large private south facing garden. The garden comprises a patio with steps down to a level lawn enclosed by hedging and fencing and timber shed. There is an old stone boundary wall with a further patio area in front and a side courtyard outside the kitchen door where there is also a brick built shed.

MEASUREMENTS

Lounge/Diner 13' 5" x 25' (4.10m x 7.63m)

Kitchen/Breakfast Room 13' 11" x 13' 5" (4.24m x 4.08m)

Bedroom 15' x 13' 4" (4.56m x 4.07m)

Bedroom 13' 11" x 15' 5" (4.24m x 4.71m)

Shower Room 7' 3" x 8' 9" (2.22m x 2.66m)

Study 6' 8" x 8' 9" (2.04m x 2.66m)

LOCATION 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 daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.

EPC Rating: D

Key Features

- ✓ Elegant Garden Apartment
- ✓ Two Double Bedrooms
- ✓ Two Shower Rooms
- ✓ Lounge/Diner With Bi-Fold Doors
- ✓ Modern Kitchen With Side Courtyard
- ✓ Large South Facing Private Garden
- ✓ Two Allocated Parking Spaces
- ✓ Share of Freehold
- ✓ EPC - D





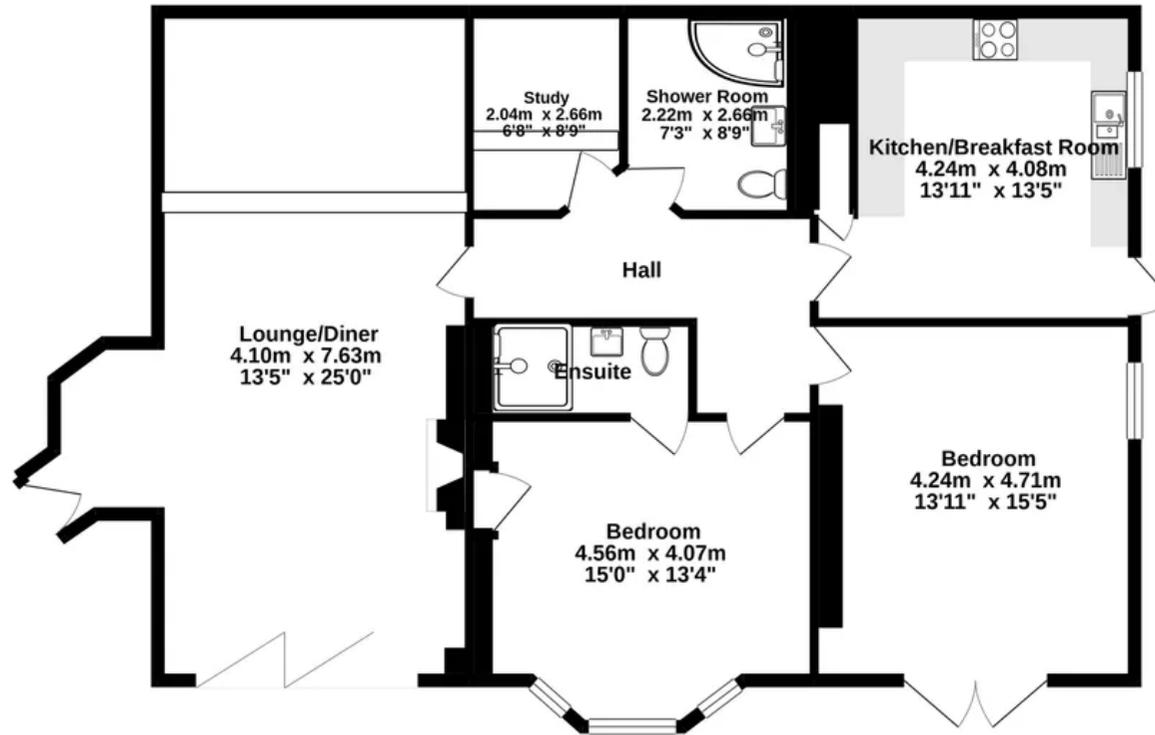






All

Ground Floor 113.6 sq.m. (1223 sq.ft.) approx.



TOTAL FLOOR AREA : 113.6 sq.m. (1223 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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