



## 2a Higher Brook Street, TEIGNMOUTH

£145,000 Leasehold

First Floor Maisonette • Own Entrance • Lounge Open Plan to Kitchen • Double bedroom and Single Room • Bathroom/WC • Log Burner in Lounge • Rear Terrace with Shed • Close to Town and Amenities • EPC - E

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the key to your home



On entering through your own front door, stairs then lead up in to the open plan lounge and kitchen. This room is quite a feature with the staircase leading up in to it with the living space to one side and the kitchen to the other with a storage cupboard on the half landing.

The living area has a log burner and two double glazed windows to the front. The kitchen has base and wall mounted units, a single bowl single drainer stainless steel sink unit with mixer tap, cooker, fridge/freezer and space/plumbing for a washing machine (current washing machine available to sell). There is a double glazed window to the rear and a fully glazed double glazed door to the rear terrace.

Stairs lead up from the corner of the kitchen to a small landing, off which there are two bedrooms and a bathroom. The main bedroom has a double glazed window to the front and a good size storage cupboard in to the eaves. The second bedroom is small with a sloping ceiling with room for a single bed, or it could be used as a dressing room or office. It has a double glazed window to the rear. The bathroom comprises a white suite with panelled bath with shower over and shower screen, low level WC and pedestal wash hand basin. There are tiled walls and a double glazed obscure window to the rear.

Tenure - Leasehold 999 Year lease from 1987

Maintenance charge - Two thirds of maintenance and insurance to the building with the flat below paying one third.

Ground rent - £25pa

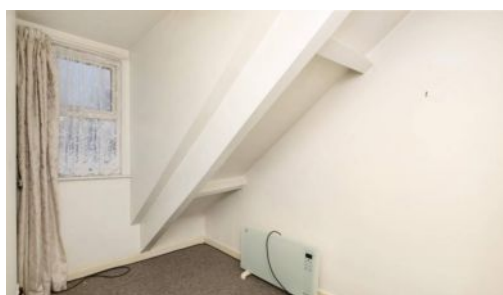
Mains Services - Electric and Water

Council Tax Band A - **£1724.91 per annum**

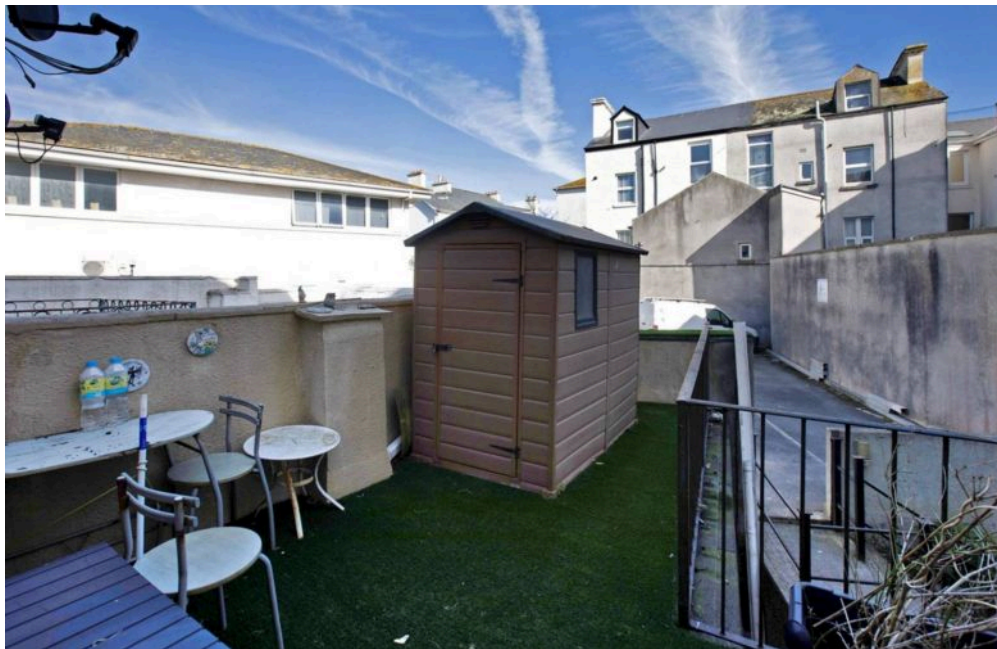
Broadband - Ultrafast 1000Mbps (According to OFCOM)



Outside Space:  
The terrace has Astroturf, railings  
and a shed.



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



**MEASUREMENTS:**

Lounge 13'5" x 12'0" (4.10m x 3.67m), Kitchen 13'7" x 9'10" (4.13m x 3.00m), Bedroom 11'3" x 11'0" (3.44m x 3.35m), Bedroom 9'9" x 8'0" (2.96m x 2.45m), Bathroom 6'11" x 6'6" (2.10m x 1.99m)



Energy Efficiency Rating	
Current	Potential
79	44

A: 85-91 (Very energy efficient - lower running costs)  
 B: 75-84  
 C: 69-74  
 D: 55-68  
 E: 49-54  
 F: 39-48  
 G: 13-38 (Not energy efficient - higher running costs)

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
65	30

A: 85-91 (Very environmentally friendly - lower CO<sub>2</sub> emissions)  
 B: 75-84  
 C: 69-74  
 D: 55-68  
 E: 49-54  
 F: 39-48  
 G: 13-38 (Not environmentally friendly - higher CO<sub>2</sub> emissions)

TOTAL FLOOR AREA = 81.6 sq.m (884 sq.ft.) approx.  
 All measurements are taken from the internal face of the walls and are approximate. The actual measurements may vary slightly from those shown. The measurements are taken from the internal face of the walls and are approximate. The actual measurements may vary slightly from those shown. The measurements are taken from the internal face of the walls and are approximate. The actual measurements may vary slightly from those shown.