



Flat 5, Hambleton House, 15 Barnpark Road

£215,000 Share of Freehold

Spacious & Well Presented Apartment • Two Double Bedrooms • Living/Dining Room • Kitchen with Integrated Appliances • Modern Shower Room • Balcony with Views towards Shaldon & The Ness • Close to Town Centre & Seafront • Allocated Parking Space • Share of the Freehold • EPC – C

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A well presented and spacious first floor apartment in Hambleton House, an elegant period building, situated in a slightly elevated position but close to the town centre, railway station and seafront. The accommodation comprises two double bedrooms, modern kitchen, shower room and living/dining room with access to a balcony to enjoy views towards Shaldon & The Ness. The apartment also benefits from an allocated parking space.

Accessed via a communal hallway stairs lead up to the front door which takes you into a bright and spacious hallway with doors to the principle rooms and a built in double storage cupboard. The living/dining room is a generously sized room with an electric fire place and doors giving access to the balcony which offers views towards Shaldon and The Ness.

The kitchen has a modern finish and comprises base & wall mounted units, integrated fridge/freezer, oven with four ring gas burner hob, stainless steel sink and drainer, space for washing machine and cupboard housing the Worcester boiler.

There are two double bedrooms, the master bedroom with large built in wardrobes with a west facing view and the second bedroom with a window facing the rear and another room off it which could be turned into a wardrobe or office/study.

The shower room has a fully tiled suite and comprises a shower cubicle, WC, wash hand basin with mirror over and a heated towel rail.

There is central heating and double glazing.

A well presented two double bedroom first floor apartment in an elegant period building with modern kitchen & shower room, living room/dining room, balcony with lovely views & allocated parking.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Leasehold - 999 years from 24 June 1976.

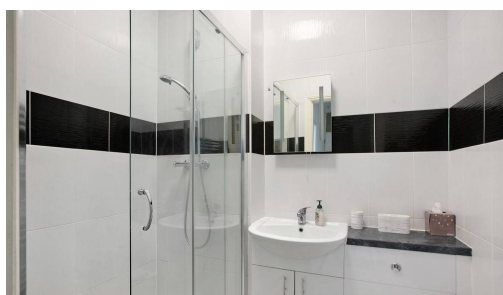
Share of Freehold. Each flat is a member of the Management Company called Hambleton House Management Company Limited.

Peppercorn Ground Rent.

Quarterly Maintenance Charge - currently £350 a quarter.

Mains Services: Electric, Gas and Water all connected.

Council Tax Band B - **£2,107.93 pa**



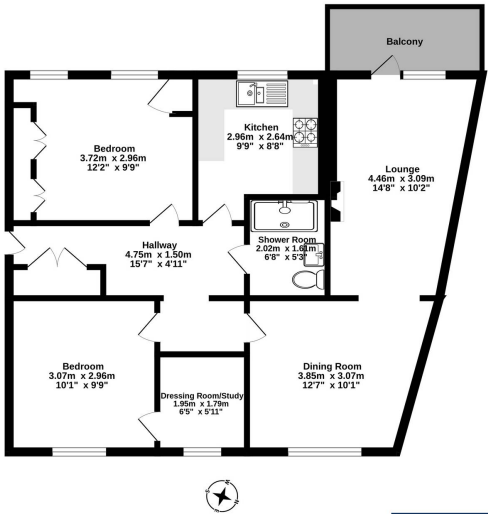
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent 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.



MEASUREMENTS: Lounge 4.46mx 3.09m (14'08" x 10'02), Dining Room 3.85m x 3.07m (12'07" x 10'01"), Kitchen 2.96m x 2.64m (9'09" x 8'08"), Bedroom 3.72m x 2.96m (12'02" x 9'09"), Bedroom 3.07m x 2.96m (10'01" x 9'09").



65.1 sq.m. (701 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

TOTAL FLOOR AREA: 65.1 sq.m. (701 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the provided information, the measurements of the property are for guidance only and should not be relied upon for legal purposes. The measurements are for guidance only and should not be relied upon for legal purposes. The measurements are for guidance only and should not be relied upon for legal purposes.

