



- IMMACULATEDLY PRESENTED FIRST FLOOR APARTMENT FOR THE OVER 55'S
- CONVENIENTLY SITUATED JUST A SHORT WALK FROM THE TOWN AND BEACH
- OPEN PLAN KITCHEN/LIVING ACCOMMODATION
- ONE DOUBLE BEDROOM, WET ROOM
- DELIGHTFUL COMMUNAL GARDENS
- ALLOCATED PARKING, VISITORS PARKING
- ADDITIONAL STORAGE AREA AND ELECTRIC CHARGING POINT
- SECURE ENTRY, LIFT AND STAIR ACCESS

**Heywoods Road, Teignmouth, TQ14 8LN** **OIEO £130,000**

An immaculately presented apartment for the over 55's. Conveniently located just a short walk from the town centre, seafront, beaches and railway station. Apartment 7 Abbeyfield benefits from delightful communal gardens, allocated off road parking and visitors parking. The apartment itself is offered in show home condition with open plan living/kitchen accommodation, double bedroom and easy access wet room. The development is accessed through a secure entrance to tastefully decorated and well maintained communal hallways with lift and stairs to the first floor and apartment 7.



## Property Description

Canopied entrance with courtesy lighting to a secure telephone entry entrance door into the communal hallways. Door to communal store room with communal tumble dryer and shared storage.

Entrance door to...

### APARTMENT 7

Door to...

### ENTRANCE HALLWAY

Wall mounted telephone entry system control unit. Door through to...

### OPEN PLAN LIVING AREA

### MODERN FITTED KITCHEN

Range of high gloss cupboard and drawer base units under wooden work surfaces with attractive splash backs, one and a quarter bowl stainless steel sink unit with mixer tap over, integrated brushed chrome electric oven, four ring ceramic hob, chimney style extractor, matching splash back, integrated freezer, integrated fridge, integrated washer dryer, cupboard housing pressurised hot water cylinder, corresponding eye level units, integrated microwave, recessed spotlighting, night storage heater.

### LIVING/DINING AREA

Four uPVC double glazed windows overlooking the communal grounds towards Belgrave Terrace. High quality wood effect flooring. Door through to...

### DOUBLE BEDROOM

uPVC double glazed window overlooking the front aspect and approach. Wall hung Gabarron modern electric radiator. Continuation of flooring. Door to...



#### EN-SUITE SHOWER ROOM

Fully tiled walls and floor, shower enclosure with dual function shower, glazed shower screen, WC with concealed plumbing, ceramic wash hand basin with varnished wooden counter tops, fitted mirror, fitted extractor, recessed spot lighting, ladder style towel rail/radiator, uPVC obscure double glazed window.

Apartment 7 benefits from ALLOCATED OFF ROAD PARKING SPACE as well as a visitors space.

There is a ground floor communal cloakroom with WC, pedestal wash hand basin. Meter cupboard. Loft space accessed from communal landing, available for communal storage. Store room with plug socket for flat 7 and store/scooter storage.

There are delightful communal gardens along with a drying area and bin store area.

**MATERIAL INFORMATION** - Subject to legal verification

Leasehold:

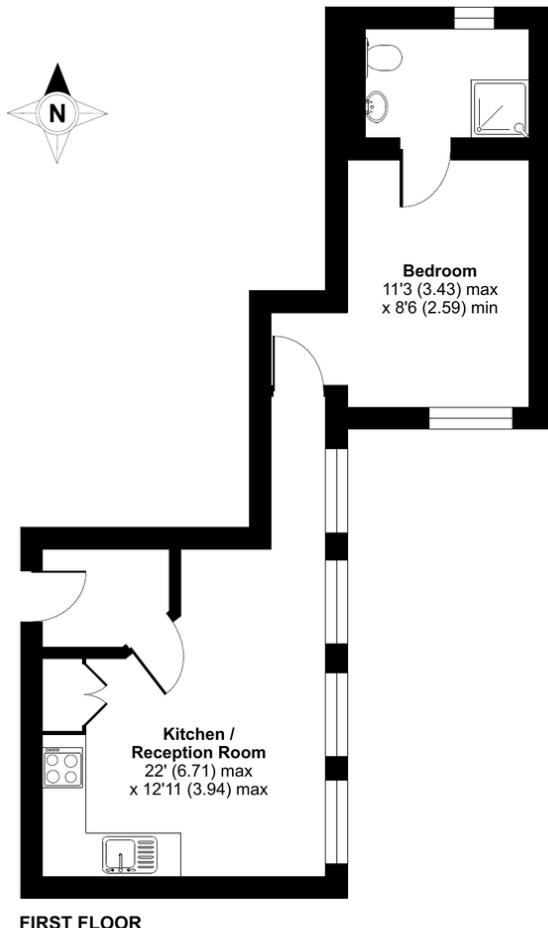
Length of Lease: 989 yrs remaining  
Annual Ground Rent: £166.89 per year

Ground Rent Review: Annually  
Annual Service Charge: £1200  
Service Charge Review:  
Council Tax Band A

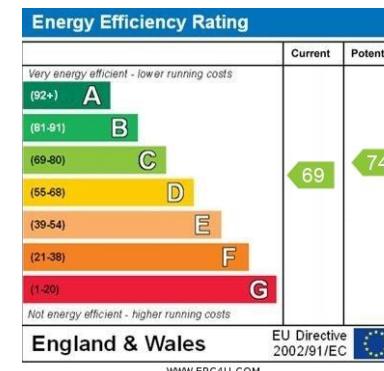
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## Abbeyfield House, Heywoods Road, Teignmouth, TQ14

Approximate Area = 365 sq ft / 33.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2023.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

