

**SAMPLE  
MILLS**



**Orchard Gardens  
Teignmouth  
Devon**

**£140,000**  
LEASEHOLD







Orchard Gardens, Teignmouth, Devon

**£140,000 Leasehold**

This 2 bedroom top floor flat is situated in the centre of Teignmouth within walking distance to the shops, pubs and restaurants, bus stop, railway station, sea front and all other local facilities and amenities.

The internal accommodation comprises entrance hall leading to a good sized lounge with sea views towards Shaldon and the Estuary, kitchen with views over Teignmouth, 2 bedrooms (a double and a single) and bathroom and w/c.

The property benefits from gas central heating, high ceilings, stripped flooring and communal gardens.



## Communal entrance

Staircase leading to the top floor.

Part glazed door through to:

## Entrance Hall

Radiator. Part glazed door opening through to:

## Lounge – 5.61m x 3.58m (18'5" x 11'9")

Double glazed dual aspect aluminum replacement windows overlooking the front enjoying sea views and over towards Shaldon and down the Estuary. Two single panelled radiators. TV point. Stripped floor.

## Kitchen – 5.61m x 2.24m (18'5" x 7'4")

Inset stainless steel 1½ bowl single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Electric cooker point. Plumbing for washing machine. Space for further appliance. Enclosure with cupboard space above housing the gas boiler (which has been updated) for hot water and central heating system. Window overlooking the rear enjoying views over Teignmouth. Vinyl floor covering. Partly tiled walls. Radiator.

## Bedroom 1 – 4.14m x 2.67m (13'7" x 8'9")

Single panelled radiator. Stripped floor. Window to front enjoying similar views to the lounge.

## Bedroom 2 – 3.23m x 1.63m (10'7" x 5'4")

Single panelled radiator. Window.

## Bathroom and W/C – 4.22m x 1.25m (13'10" x 4'1")

Panelled bath with shower mixer tap attachment. Inset wash-hand basin. Low level w/c. Partly tiled walls. Single panelled radiator. Extractor fan.

## Outside

There are communal gardens.

## Agents Note

Council Tax Band: 'A' £1640.00 for 2024/25

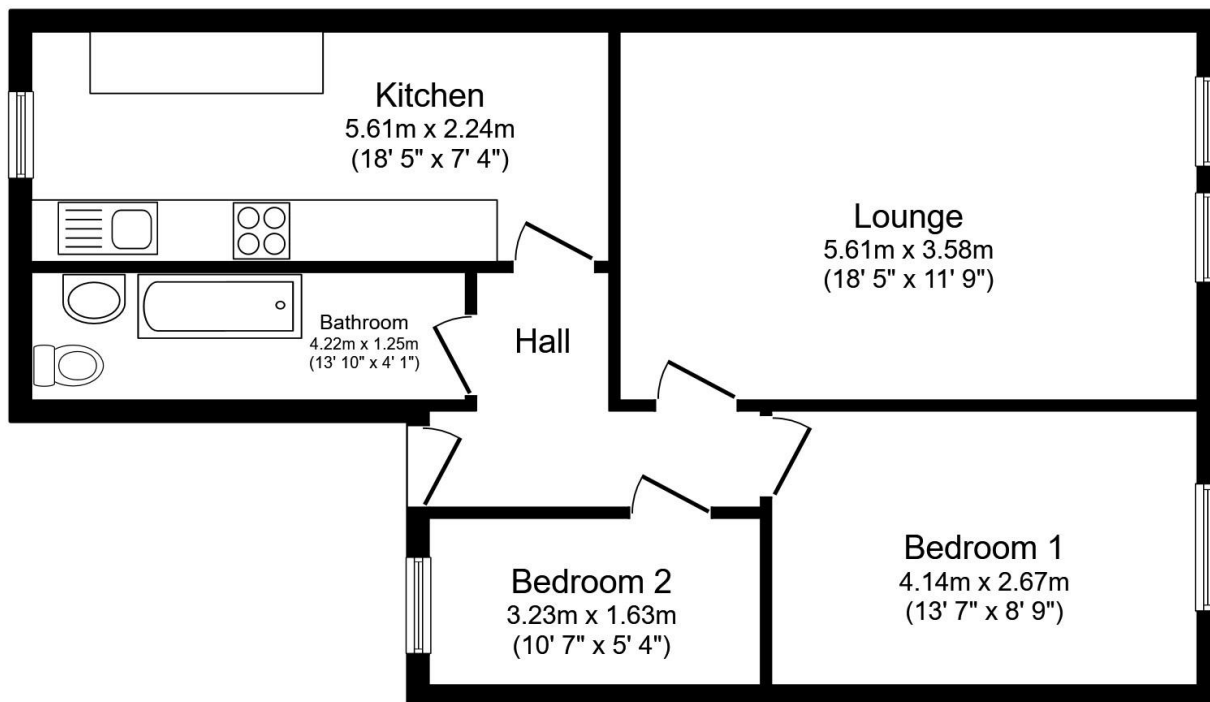
EPC Rating: 'D'

Tenure: Leasehold - 999 years from 31<sup>st</sup> March 1978

Service Charge: £2435.44 per annum (including buildings insurance)

Share of the Management Company





### Floor Plan

Floor area 61.2 m<sup>2</sup> (659 sq.ft.)

TOTAL: 61.2 m<sup>2</sup> (659 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.