



Orchard Gardens, Teignmouth

2x  2x 

ENERGY
RATING
C74

- Virtual Tour Available
- Ground Floor Apartment in Period Edwardian Property
- 2 Double Bedrooms (1 en-suite)
- Lounge/Diner with Bay Window
- Contemporary Galley Kitchen

- Bathroom and En-suite
- Ideal First Home
- Close to Sea Front
- Convenient for Railway Station
- Central Location

Guide Price:
£175,000
LEASEHOLD

Flat 3, 24 Orchard Gardens, Orchard Gardens, Teignmouth, TQ14 8DJ

Situated within a beautiful bay-fronted Edwardian house, this delightful ground floor apartment combines period elegance with modern comfort. Ideally located in the sought-after Orchard Gardens, the property is just a short stroll from Teignmouth town centre, the seafront, and local amenities.

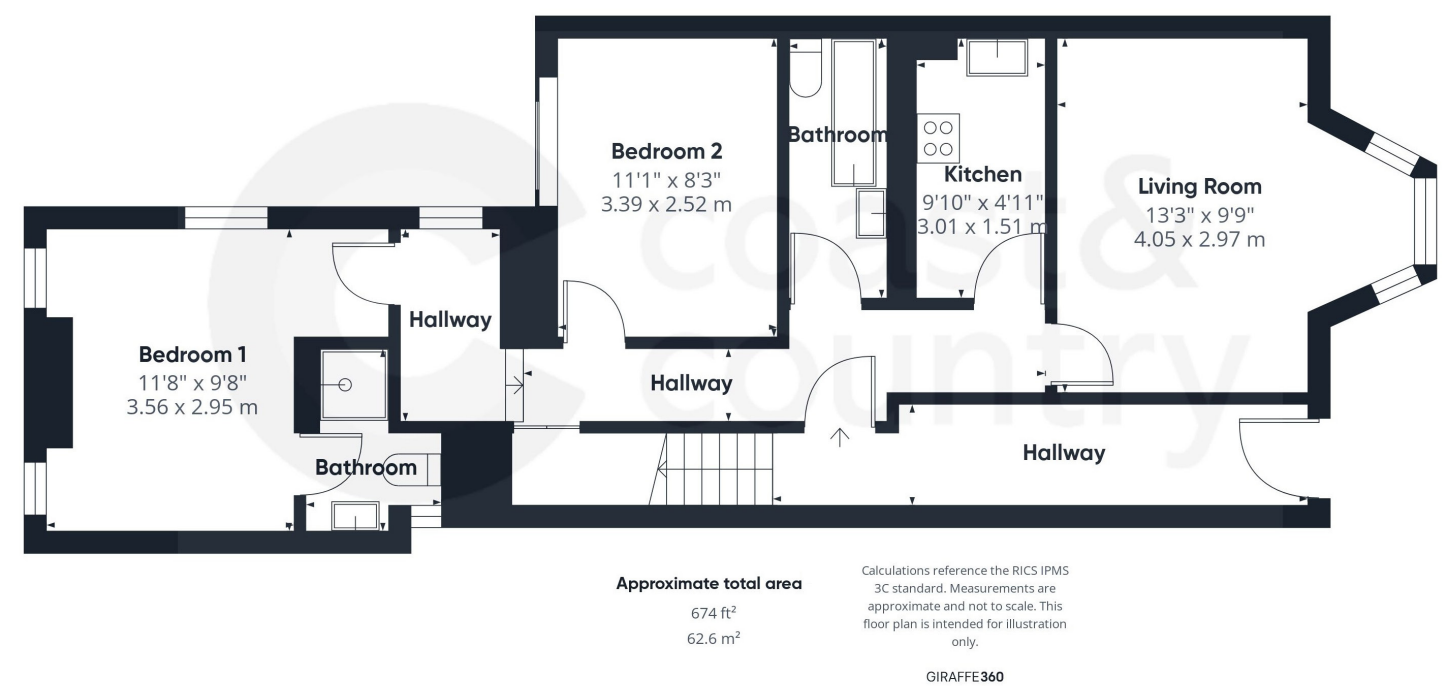
Accommodation:

Step inside to discover a welcoming lounge/diner filled with natural light from the striking bay window, featuring sash-style double glazing that retains the home's traditional charm. The galley kitchen offers a practical layout with ample storage and space for a washing machine and fridge/freezer, making everyday living easy and efficient. There are two well-proportioned bedrooms - The main bedroom benefits from a fitted wardrobe and a modern en-suite shower room, creating a comfortable private retreat. The second double bedroom is currently used as a home gym/office, offering great flexibility for modern lifestyles. The property also features gas central heating and double glazing throughout, ensuring warmth and efficiency year-round.

With its blend of period character, convenient location, and versatile living space, this lovely apartment makes an ideal home for first-time buyers, downsizers, or anyone seeking coastal living close to Teignmouth's vibrant town centre.

Directions:

From the Penn Inn Roundabout take the A380 heading towards Exeter, take the first junction left signposted to Teignmouth and take the third exit. Follow the road into Teignmouth past the bridge on the right, past the Tesco express petrol station on the left and at the next set of lights continue straight heading toward Dawlish. At the roundabout turn right into Orchard Gardens and the property can be found on the righthand side.



Agents Notes:

Council Tax: Currently Band A
EPC: C74
Tenure: Leasehold
Lease: 199 years from 1st January 2005 (178 years left)
Property managed by residents. Owner of Flat 3 is currently a director of the management company
Service charge: Currently £1000 per annum.
Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.