

SIMPLY GREEN

Montpellier Apartments

Teignmouth



TWO BEDROOM APARTMENT

- ◆TWO BEDROOM APARTMENT
- ◆LEVEL ACCESS
- ◆ALLOCATED PARKING
- ◆SOUGHT AFTER AREA
- ◆OPEN PLAN LIVING
- ◆KITCHEN WITH INTEGRATED APPLIANCES
- ◆MODERN BATHROOM SUITE
- ◆PETS AND HOLIDAY LETS ARE PERMITTED
- ◆IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- ◆SHARE OF FREEHOLD

With No Onward Chain, this modern two-bedroom apartment offers level access to one side and lift access from the car port. The property features an open-plan lounge/kitchen/diner with integrated appliances and access to a private balcony. Two well-sized bedrooms, a stylish family bathroom, and contemporary finishes throughout including brushed chrome fittings and spotlights. Pet and holiday lets permitted, complete with allocated parking, with recent contributions paid toward new windows and doors—ideal for first-time buyers or investors with the property currently utilised as a Holiday Let with the potential for the apartment to be sold as seen and ready as an ongoing investment.



This modern apartment offers convenience, comfort, and style in equal measure. Situated in a well-maintained development, the property is approached via a secure telecom entry point under a covered carport, with further level access across the site providing direct access to the first floor—making it particularly suitable for wheelchair users. A lift also serves the building for added ease.

Once inside, you're welcomed into a spacious entrance hallway, fitted with spotlights to the ceiling, brushed chrome sockets and switches, and carpet laid throughout. A wall-mounted radiator and secure entry system provide both comfort and security, with access to all principal rooms flowing from here.

The family bathroom is well-appointed with a panelled bath and mixer tap, complete with a shower over and glass screen. Tiled surrounds add a touch of elegance, while a modern wash basin is set within vanity drawers, topped with a stylish LED-lit mirror. A low-level WC, chrome electric radiator, extractor fan, and tiled flooring complete the contemporary space.

There are two bedrooms, both generous in size and well finished. Bedroom two features a timber-framed double-glazed window to the side, electric radiator, brushed chrome fittings, and spotlights to the ceiling. The main bedroom enjoys a quiet outlook to the rear, again with timber-framed double-glazed windows, an electric radiator, and ample media points—ideal for modern living.



The heart of the home is the open-plan lounge, dining, and kitchen area. The kitchen is fitted with a sleek range of white gloss wall and base units, under-cabinet lighting, tiled flooring, and integrated appliances including a washer-dryer, dishwasher, fridge, freezer, single oven, and induction hob with stainless steel splashback and extractor fan. A glass splashback and inset sink with mixer tap complete the space.

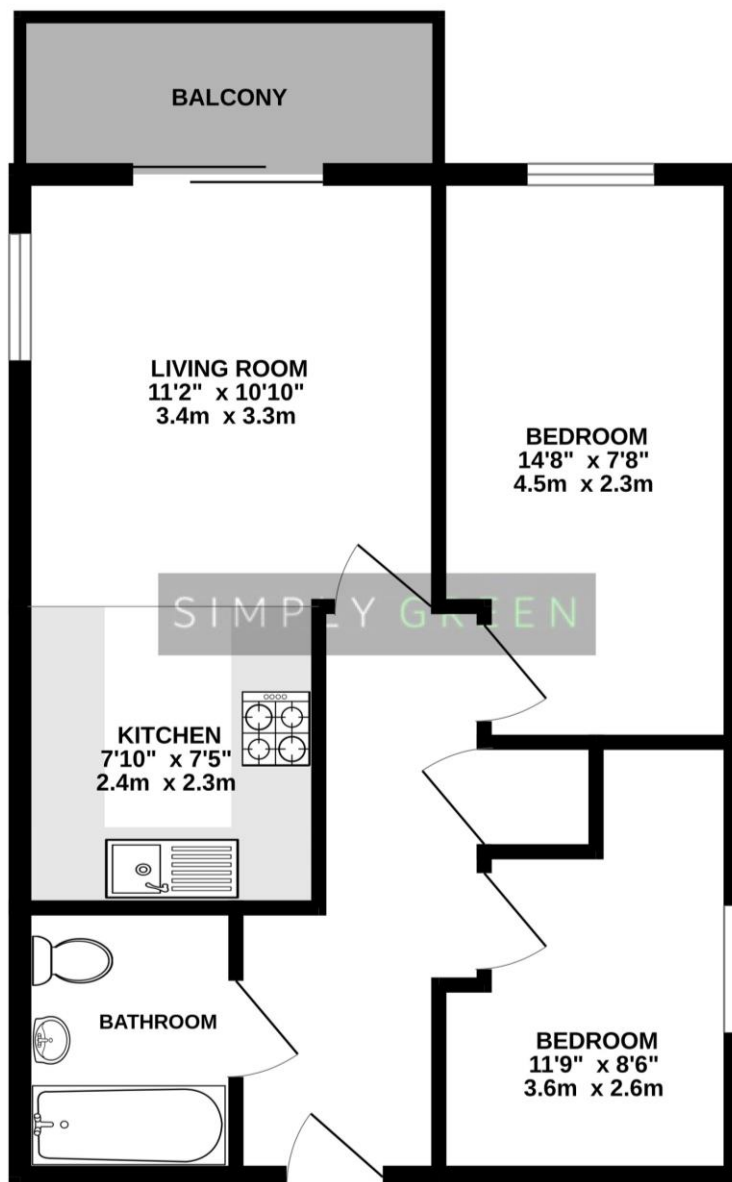
The lounge and dining area enjoy carpeted flooring, spotlights to ceiling, brushed chrome sockets and switches, an electric radiator, and a dual aspect outlook with timber-framed double-glazed windows and sliding doors opening onto a private decked balcony. The balcony itself features a stainless steel and glass balustrade and enjoys pleasant views—ideal for morning coffee or evening relaxation. Externally, the development benefits from well-maintained communal areas, secure bike storage, meter cupboard and bin storage, and an allocated parking space.

Agents Notes

The property is now offered with a share of the freehold, after the vendor's recent acquisition, and benefits from a 125-year lease from June 2018. There are no restrictions on pets or holiday letting, making this an ideal choice for first-time buyers, downsizers, or investors alike. Contributions toward new windows and doors have also been made by the current Vendors, offering a turn key home in a sought after area just minutes away from Teignmouth's stunning coastline and amenities.



FLOORPLAN



AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

EPC: C

COUNCIL TAX BAND: A

**TENURE: SHARE OF
FREEHOLD**

For more information on this
house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
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of this property online.



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