



A deceptively spacious semi-detached family home with four double-bedrooms, a garage with a basement store room, driveway parking and an enclosed rear garden with far-reaching views!

42 Pellew Way | Teignmouth | TQ14 9LU



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House  
Freehold



SIZE

1,618 sq ft



LOCATION  
Town



AGE

1950s, 1960s and 1970s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Oil Fired Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

59 (D)



COUNCIL TAX BAND

D



### in a nutshell...

- Fitted kitchen
- Light and airy living room
- Separate dining room
- Study
- Four double bedrooms
- Eaves storage
- Enclosed rear garden
- Basement store room
- Garage and off road parking
- Far reaching views!







## the details...

A deceptively spacious semi-detached family home with four double-bedrooms, a garage with a basement store room, driveway parking and an enclosed rear garden with far-reaching views, in a quiet position, in the seaside town of Teignmouth.

A concrete driveway provides parking for at least two cars and a couple of steps lead up to the entrance sheltered beneath a storm porch. Inside, it is nicely presented with light and neutral decor throughout, and feels warm and welcoming with oil-fired central heating and double-glazing. Arranged over four half-floors it offers spacious and versatile accommodation, ideal for a family.

The accommodation comprises of an entrance hallway, a dining room with a wide window to the front and plenty of space for a table and seating six or eight, perfect for a dinner party or a family celebration, a fourth bedroom with a window to the front garden, and a lower landing where there is a kitchen/breakfast room, filled with light from a wide window offering views over the valley and countryside beyond, and with a modern fitted kitchen with plenty worktop and cupboard space, a breakfast bar ideal for casual dining, a built-in double-oven, with a ceramic hob and filter hood above, a plinth heater, an alcove for an upright fridge/freezer, and space with plumbing beneath the worktop for a washing machine and dishwasher.

On this lower floor there is also a convenient ground-floor shower room containing a shower enclosure, a WC, a wash-hand basin and a heated towel rail, and a generously sized living room with plenty of light from a full-width window to the rear with views over the valley, rooftops and countryside beyond.

Upstairs off the first-floor half-landing is the master bedroom, a spacious L-shaped double, filled with light from a dormer window from where there are fabulous far-reaching views. There is an eaves storage area, and off the landing, an airing cupboard with slatted shelving for linen, and a bathroom containing a bath, a separate shower, a pedestal basin and a WC, with a heated towel rail and an alcove for toiletries and towels. A half-flight of stairs continues up to the top floor where there are two further light and airy double bedrooms, both with large Velux skylights and eaves storage cupboards.

Outside, the single garage has lights, power and an up and over door. Steps lead down from the front, through a wrought-iron gate, into a covered passageway with an outside tap for convenience, past a door to the kitchen and through another door into the rear garden which is sunny and fully enclosed making it safe for children and pets. There is a large terrace of paving with a decorative miniature wall and views over the surrounding countryside, making a fabulous venue for entertaining, be it a barbecue or alfresco dining. Steps lead down to a healthy, level lawn, a great space for children to play. On one side of the terrace there is a gazebo with a polycarbonate roof, beside a door leading into a garden store beneath the garage, containing the plastic oil tank for the central heating. Another low-level door off the terrace leads into a basement storage area beneath the property, where the boiler for the central heating is located.

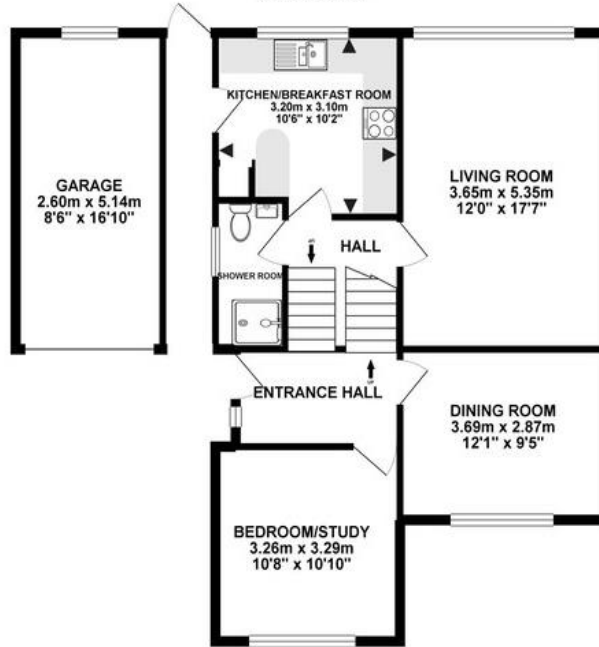


# the floorplan...

**BASEMENT 13.98 sq. m.**  
( 150.50 sq. ft. )



**GROUND FLOOR 82.78 sq. m.**  
( 891.06 sq. ft. )



**1ST FLOOR 53.57 sq. m.**  
( 576.67 sq. ft. )



**TOTAL FLOOR AREA : 150.34 sq. m. ( 1618.24 sq. ft. ) approx.**

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## the location

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well-known shops and supermarkets including Co-op and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter.

## Shopping

Late night pint of milk: Spar 0.2 mile

Town centre: Teignmouth 1.4 miles

Supermarket: Morrisons 2.2 miles/ Spar 0.2 mile

## Relaxing

Beach: Teignmouth 1.7 miles

Park: 0.3 mile

Golf: Teignmouth Golf course: 1.6 miles

## Travel

Bus stop: Raleigh Road

Train station: Teignmouth 1.5 miles

Main travel link: A380 4.2 miles

Airport: Exeter 17.1 miles

## Schools

Hazeldown Primary School: 0.3 mile

Our Lady & St Patrick's Primary School: 0.6 mile

Teignmouth Community School: 1.2 mile

Trinity School: 0.5 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 9LU**

## how to get there...

From our Teignmouth office on Wellington St, at the end of the road turn right onto Regent St and at the end of the road turn left onto Dawlish St. The at the end of the road turn left, continuing on Dawlish St. At the roundabout take the 2nd exit onto Exeter Rd and at the next roundabout take the 2nd exit, continuing on Exeter Rd. At the traffic lights turn right, continuing on Exeter Rd (B3192). Turn left onto Higher Coombe Dr and then turn right onto Pellew Way, where the property can be found.







Need a more complete picture? Get in touch with your local branch...

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