



- WELL PRESENTED DETACHED HOUSE ON A GENEROUS PLOT
- LOUNGE/SITTING ROOM, STUDY/GROUND FLOOR BEDROOM
- SUPERB FREE FLOWING KITCHEN DINING AND LIVING SPACE
- OFFICE/PLAYROOM, UTILITY, GROUND FLOOR BATHROOM
- THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM
- EXTENSIVE OFF ROAD PARKING, FRONT AND REAR GARDENS, PAVED TERRACE
- SOME VIEWS TOWARDS THE NESS AND SHALDON
- PLANNING PERMISSION GRANTED FOR EXTENSION/ENHANCEMENT

Pennyacre Road, Teignmouth, TQ14 8LB Guide Price £630,000

An attractive and well presented detached house positioned on a generous plot in a highly sought after residential location with extensive parking to the front of the property, being conveniently positioned just a short walk into Teignmouth town centre, seafront and beaches with Teignmouth mainline railway station easily accessible.

With planning for extension/enhancement (drawings available upon request).



Property Description

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Double glazed entrance door with leaded lattice-work through to...

ENTRANCE VESTIBULE

Decorative tiled floor, obscure glazed door and corresponding side screen through to...

ENTRANCE HALLWAY

Wooden floorboards, radiator. Doors to...

LOUNGE/SITTING ROOM

uPVC double glazed bay window overlooking the front aspect and approach with views across Teignmouth to rural Shaldon with sea glimpses. Radiator.

RECEPTION ROOM/STUDY/GROUND FLOOR BEDROOM

uPVC double glazed bay window overlooking the front gardens enjoying similar views to the lounge/sitting room. Radiator.

The entrance hallway opens through to...

A superb free flowing open plan living space with a seamless connection through to the delightful rear patio and gardens.

KITCHEN AREA

Modern fitted kitchen with comprehensive range of cupboard and drawer base units, high gloss white under quartz work surfaces, integrated carousel unit, induction hob with glazed splash back and chimney style extractor over, Neff double oven, sliding drawer unit, space for upright fridge freezer, integrated Neff dishwasher, breakfast bar, sunken stainless steel sink with mixer tap over, further base units, corresponding eye level units, radiator, door to larder/store cupboard, continuation of wooden floorboards. Access through to...

DINING AREA

Further base units under quartz work surfaces, corresponding eye level units with glazed display cabinets, fitted display shelving, space for table and chairs. Open through to...





LIVING AREA/FAMILY ROOM

Wooden flooring continues throughout this open plan area and throughout most of the ground floor. Fitted Dartmoor Baker W5 Eco wood burning stove with oven over. Wooden bi-fold doors with outlook and giving access to the rear gardens.

Stairs rising to the upper floor. Opening through to...

OFFICE/PLAYROOM

Recessed spotlighting, radiator, continuation of wooden flooring.

Door with porthole window into...

UTILITY ROOM

Quarry tiled flooring, plumbing for washing machine, further appliance space, wall mounted Potterton gas boiler providing the hot water supply and gas central heating throughout the property, eye level unit, under floor heating control unit. Door to...



GROUND FLOOR BATHROOM

Slipper style double ended bath with mixer tap and hand held shower attachment, wall hung wash hand basin with cupboard under, WC, shower cubicle with glazed screen, fitted rain shower with additional hand held attachment, Two uPVC obscure double glazed windows, tiled flooring, part tiled walls, ladder style towel rail/radiator, recessed spotlighting, under floor heating.

Stairs rising to...

FIRST FLOOR LANDING

Two Fakro windows with inset blinds and external shutters. Radiator. Doors to...



BEDROOM ONE

Two Fakro windows with fitted blinds, views across Teignmouth to rural Shaldon, the Ness, Babbacombe coastline and out to sea. Two radiators. Doors to built in storage/wardrobe, hatch to extensive eaves storage.

BEDROOM TWO

Radiator, Fakro window with similar views to bedroom one. Hatch to extensive eaves storage.

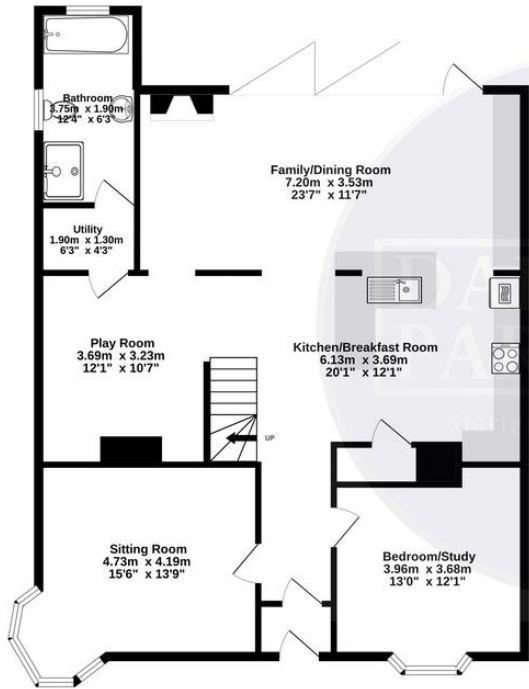
BEDROOM THREE

Fakro window with fitted blinds and external shutters, views extending towards Haldon moor, radiator.

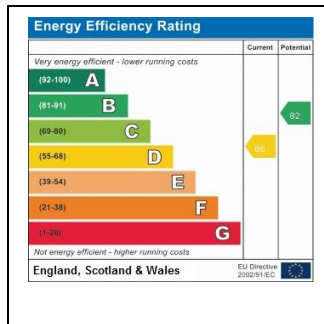
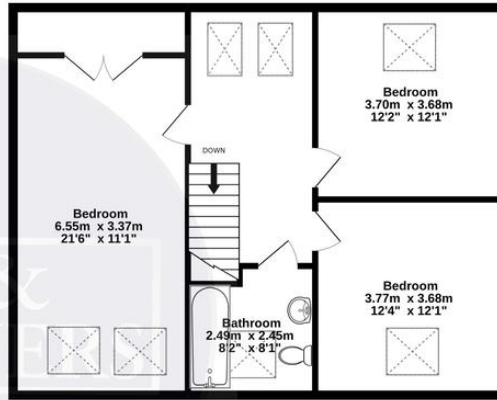
FAMILY BATHROOM

Modern white suite comprising pedestal wash hand basin, WC, bath with mixer tap and shower attachment plus fitted Mira shower,

Ground Floor
104.8 sq.m. (1128 sq.ft.) approx.



1st Floor
70.9 sq.m. (763 sq.ft.) approx.



TOTAL FLOOR AREA : 175.7 sq.m. (1891 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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recessed spotlighting, radiator, Fakro window with fitted blind, views in a southerly direction.

OUTSIDE

The front of the property provides extensive **OFF ROAD PARKING** over a gravel driveway, ideal for motorhome/boat/caravan. The front gardens are predominantly laid to lawn with further off road parking area. A pathway leads to the main entrance with courtesy lighting and a paved terrace enjoying views towards the Ness and Shaldon. Gated access to a continuation of the gravel driveway along the side of the property leading to the rear gardens. External power supply. The rear gardens are a particular feature of the property, accessed via the bi-fold doors, which lead onto a generous area of paved patio with a canopied/covered seating area with courtesy lighting and with views into the main gardens. Outside water tap. The main gardens are laid to lawn with mature apple tree, ferns and a variety of shrubs and evergreens interspersed throughout the garden. The rear gardens enjoy the passage of the sun throughout the day. Timber garden shed. Underhouse store room with limited headroom, power and lighting. Providing useful storage.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band E

AGENTS NOTE: Planning permission passed for additional bedroom and bathroom to the first floor and alteration to the ground floor to re-site the bathroom and utility and extend the living area. To the front elevation the addition of a porch and veranda. Plus a carport. Drawings available on request.



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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 and 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