



- A SUPERBLY PRESENTED SEMI-DETACHED FAMILY HOME
- HIGHLY REGARDED RESIDENTIAL LOCATION WITH APPEALING RURAL OUTLOOK
- RECEPTION HALLWAY, FORMAL DINING ROOM
- SITTING ROOM/LOUNGE WITH ACCESS ONTO SUN TERRACE
- MODERN FITTED WELL APPOINTED KITCHEN
- MODERN BATHROOM AND EN-SUITE SHOWER ROOM
- THREE BEDROOMS, DRESSING ROOM
- UTILITY/WORKSHOP, SUN TERRACE, ENCLOSED GARDENS
- NO ONWARD CHAIN

Pellew Way, Teignmouth, TQ14 9LU

Guide Price £350,000

A superbly presented and tastefully decorated modern semi-detached split level family home situated in a highly regarded residential location with extensive off road parking and garage, delightful low maintenance Mediterranean style gardens, modern fitted high quality kitchen, new oil fired boiler installed in May 2023. The accommodation briefly comprises; reception hallway, sitting room/lounge with access to sun terrace, modern fitted kitchen, bathroom, formal dining room, three bedrooms, dressing room, en-suite shower room, utility/workshop, sun terrace and enclosed gardens, appealing rural outlook.



Property Description

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uPVC double glazed entrance door through to...

ENTRANCE PORCH

Of uPVC construction, uPVC double glazed windows to the side aspect with far reaching rural views, uPVC double glazed door leading through to the rear gardens. Radiator, quarry tiled flooring. Multi-paned door through to...

RECEPTION HALLWAY

Recessed spotlighting, uPVC double glazed bow window overlooking the front aspect and approach, radiator, recessed spotlighting. Door to cloaks cupboard with hanging rails. Stairs to upper and lower levels with door to useful under stairs cupboard. Multi-paned door into...

DINING ROOM

uPVC double glazed window overlooking the front aspect, radiator, engineered oak flooring.

From the reception hallway, short flight of steps down to a...



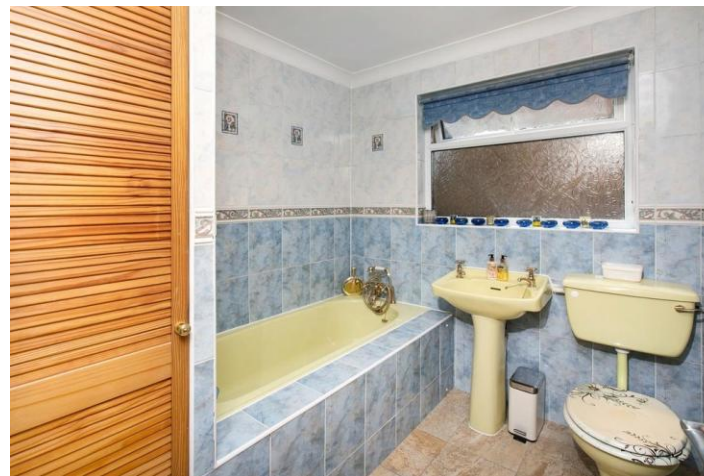


LOWER HALLWAY

Engineered oak flooring with continuation through to the sitting room/lounge. Doors to...

SITTING ROOM/LOUNGE

uPVC double glazed French patio doors and corresponding side screens with access and outlook over the enclosed rear sun terrace and gardens with far reaching rural views extending from Haldon moor, over the Coombe Valley nature reserve, across west Teignmouth to rural Shaldon, Combeinteignhead and beyond. Radiator.



BATHROOM

Fully tiled bathroom, suite comprising bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, uPVC obscure double glazed window, radiator, tiled flooring. Door to deep linen cupboard with slatted shelving with fitted electric heater.

KITCHEN

Modern fitted kitchen with range of high gloss cupboard and drawer base units, plinth heater, corner carousel unit, pan drawers, integrated dishwasher, fridge and freezer, sunken one and a half bowl stainless steel sink unit under attractive composite work tops with cut in drainers, mixer tap, ceramic four ring induction hob, corresponding eye level units with fitted extractor hood, larder style unit housing double oven and additional combination oven/microwave, additional storage. Recessed spotlighting, uPVC double glazed window overlooking the rear gardens and enjoying the aforementioned rural views, obscure uPVC double glazed entrance door giving access to the side pathway.



From the reception hallway, stairs rise to the upper floor. Attractive timber and glazed balustrading.

SPLIT LEVEL LANDING

uPVC double glazed window to rear aspect with panoramic rural views. Doors to...

BEDROOM ONE

Range of mirror fronted sliding doors to built in triple wardrobe with hanging rails and fitted shelving. Recessed spotlighting, radiator, uPVC double glazed window taking in superb panoramic views towards rural Bishopsteignton, Haldon moor, across Teignmouth and Combeinteignhead towards Dartmoor.

DRESSING ROOM

Fitted dressing table with deep recess, radiator, uPVC double glazed windows enjoying similar views to bedroom one.

EN-SUITE SHOWER ROOM

Fully tiled to floor and walls, sliding glazed shower screen, shower cubicle with fitted Mira Sport shower, low level WC, pedestal wash hand basin, fitted mirror, ladder style towel rail/radiator, uPVC obscure double glazed window, fitted extractor, recessed spotlights.

BEDROOM TWO

Range of fitted wardrobes with hanging rails and fitted shelving, radiator, large Velux window to the front aspect.

BEDROOM THREE

Radiator, Velux window to front aspect.

OUTSIDE

The property is approached over a concrete driveway providing **TANDEM PARKING** and leading to an **ATTACHED GARAGE**. From the driveway there is additional off road parking with brick pavia and raised gravel bed border. The fully enclosed rear gardens can be accessed via the entrance porch, lounge and

kitchen. Side pathway leading down to the main Mediterranean styled gardens which have been designed with ease of maintenance in mind with a large decked seating area. Outside water tap and external power supply. Short flight of steps down to a lower gravelled garden with stepping stones to a greenhouse. Paved covered patio/seating area enjoying a high degree of privacy and shade. The gardens enjoy the passage of the sun throughout the day. External power supply. Door to **UTILITY/WORKSHOP** with fitted work bench and shelving, eye level units, space and plumbing for washing machine, single drainer sink unit with mixer tap over, window and door with outlook and access onto the covered patio, further appliance spaces, tiled flooring. Door to **UNDER HOUSE STORE ROOM** providing extensive storage and housing Worcester oil fired boiler (installed May 2023). From the deck there are steps leading to an enclosed sun terrace which is also accessed from the sitting room/lounge. Courtesy lighting, external power supply. The terrace enjoys far reaching rural views.

GARAGE

With metal up and over door. Power and lighting. High level uPVC double glazed window.

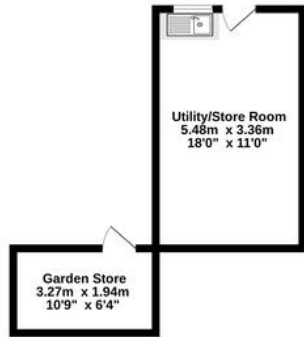
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

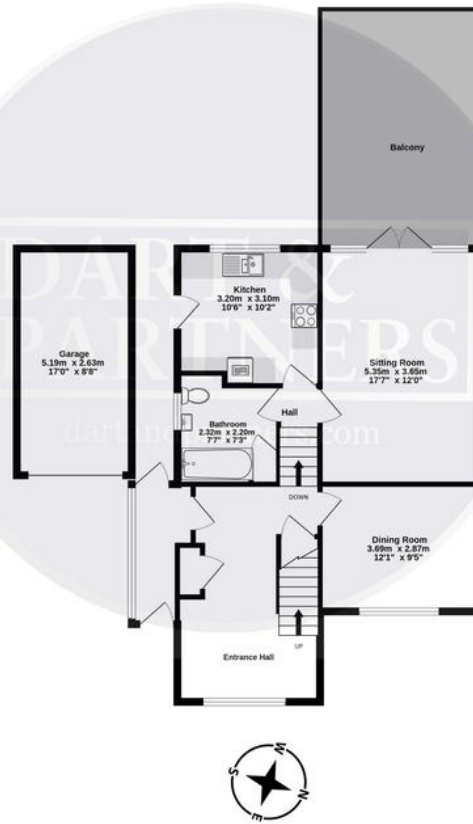


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

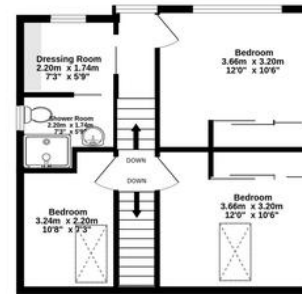
Lower Ground Floor
24.8 sq.m. (267 sq.ft.) approx.



Ground Floor
81.3 sq.m. (875 sq.ft.) approx.



1st Floor
43.3 sq.m. (466 sq.ft.) approx.



TOTAL FLOOR AREA : 149.4 sq.m. (1608 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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Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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