



Located in the desirable seaside town of Teignmouth is this newly built two bedroom semi detached bungalow, the property benefits from front and rear gardens and a private patio

61A Pellew Way | Teignmouth | TQ14 9LU





PROPERTY TYPE

Semi-Detached Bungalow  
Freehold



SIZE

771 sq ft



LOCATION

Town



AGE

New Build



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Electric Heating



PARKING

Garage & On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND

TBC



in a nutshell...

- CHAIN FREE
- Newly Constructed Property
- Two Double Bedrooms
- Desirable Location
- Garage
- Front & Rear Gardens



## the details...

Stepping through a small gate onto a private patio provides access to both the front and rear gardens and to the front door.

Once through the front door you will find yourself in a spacious hallway with doors to a storage cupboard, access to the left and further doors to primary rooms.

The centre piece of this newly constructed bungalow is surely the kitchen/lounge/diner. Three large bay windows provide an outlook across the nearby countryside. The kitchen cabinets are a stunning mild green with a beautiful granite work surface over. The kitchen benefits from integral oven, hob, microwave, fridge freezer and dishwasher. A perfect space for hosting or a quiet family evening.

Walking through the property there is a cloakroom consisting of low level WC and corner wash hand basin. Both of the bedrooms are of double size and have en suite shower rooms.

Externally there is a large front garden, private patio to the side and rear garden offering countryside views. The property also benefits from a garage just up the road in a block.

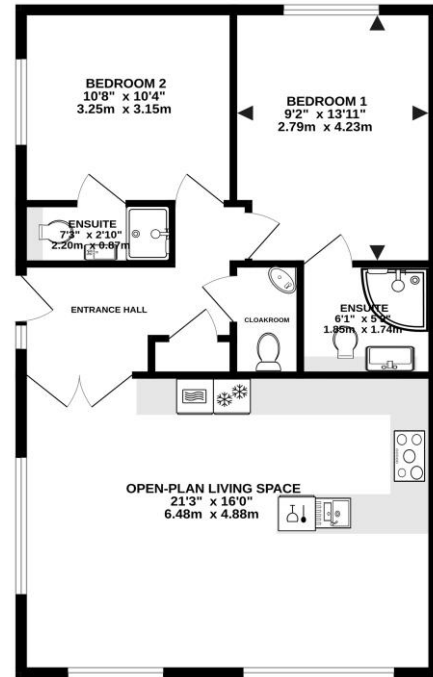
The property is electric central heating and benefits from solar panels on top of the building.

A 4.8kw solar array and a 6.2kw battery storage system comprising of a 5kw inverter and 2 x 3.1 kw batteries. The array is installed on the front southwest facing roof.

Tenure: Freehold

Council Tax Band: TBC

GROUND FLOOR  
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 sq.m.) 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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## 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 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**

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