



- DETACHED FAMILY HOME IN HIGHLY DESIRABLE LOCATION
- SITTING ROOM/LOUNGE WITH MULTI-FUEL BURNER
- OPEN PLAN KITCHEN DINING AREA WITH PATIO DOORS OPENING TO REAR GARDEN
- SHOWER ROOM, STUDY, BOOT/CLOAK ROOM
- GROUND FLOOR BEDROOM/PLAYROOM
- THREE FIRST FLOOR BEDROOMS (ONE EN-SUITE), FAMILY BATHROOM
- GENEROUS PLOT WITH GARDENS TO THE FRONT AND REAR
- EXTENSIVE PARKING, EV CHARGING POINT

Pennyacre Road, Teignmouth, TQ14 8LB Guide £550,000

Opportunity to purchase an appealing detached family home in highly regarded residential location with convenient access into Teignmouth town. The property has undergone an extensive program of redevelopment/modernisation and occupies a generous plot with gardens to the front and rear along with extensive off road parking. The accommodation briefly comprises; sitting room/lounge, open plan kitchen dining area, ground floor shower room, office/study, boot/utility room, ground floor bedroom/playroom, three further bedrooms, en-suite shower room, family bathroom, front and rear gardens, parking, EV charging point.



Property Description

Canopied entrance. Door to...

ENTRANCE PORCH

uPVC obscure double glazed entrance door into...

RECEPTION HALLWAY

Luxury vinyl tiled flooring throughout the hallway which extends into the kitchen/dining room. Stairs rising to first floor landing, radiator. Doors to...

SITTING ROOM/LOUNGE

Dual aspect with uPVC double glazed windows overlooking the front and side aspect, two radiators. Attractive fireplace with Dean Forge multi-fuel burner with slate hearth.

GROUND FLOOR BEDROOM/PLAYROOM

uPVC double glazed window with deep sill overlooking the front aspect and approach, radiator.

KITCHEN/DINING ROOM

A superb open plan kitchen dining room. **KITCHEN:** Comprehensive range of cupboard and drawer base units, sliding refuse drawer, fitted dishwasher, one and a half bowl stainless steel drainer sink unit with mixer tap over, ceramic four ring hob, chimney style extractor over, brushed chrome double oven, larder style unit with sliding shelving, space for American style fridge freezer, breakfast bar, tiled splash backs, corresponding eye level units, uPVC double glazed window overlooking the enclosed rear gardens, recessed spotlighting, feature lighting. **Open plan through to the DINING AREA:** Radiator, bi-fold patio doors with outlook and access to the rear gardens.

GROUND FLOOR SHOWER ROOM

Tiled shower enclosure with glazed screen and curved door, fitted multi-function shower, ladder style towel rail/radiator, WC with concealed plumbing, wash hand basin set into high gloss vanity unit, uPVC obscure double glazed window, fitted extractor, recessed spotlighting.





UTILITY CUPBOARD

Space and plumbing for washing machine, space for tumble dryer. Also housing the hot water cylinder.

BOOT/UTILITY ROOM

Base units with counter top and appliance space.

STUDY/OFFICE

uPVC double glazed window to side, radiator, continuation of vinyl flooring.

Stairs rising to the...

FIRST FLOOR LANDING

Two Fakro windows, recessed spotlighting. Under floor heating throughout the first floor with independent controls for each room. Doors to...



BEDROOM ONE

Fakro window with fitted blind, uPVC double glazed French patio doors and glazed Juliet balcony with a pleasant outlook into the rear gardens. Access to extensive eaves storage, recessed spotlighting. Door to walk-in wardrobe. Fakro window with fitted blind, fitted hanging rails and shelving. Door to...

EN-SUITE SHOWER ROOM

uPVC obscure double glazed window, wash hand basin set into vanity unit, illuminated mirror, low level WC, tiled shower cubicle with glazed screen, rain shower with additional hand held attachment, fitted extractor, recessed spotlighting, ladder style towel rail/radiator.

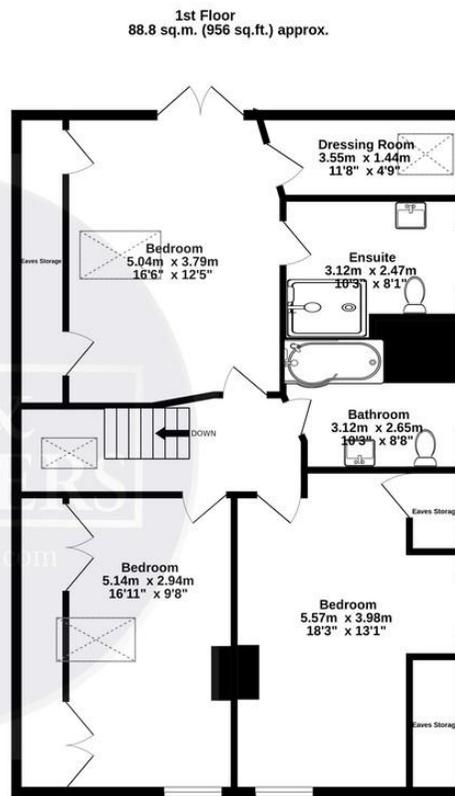
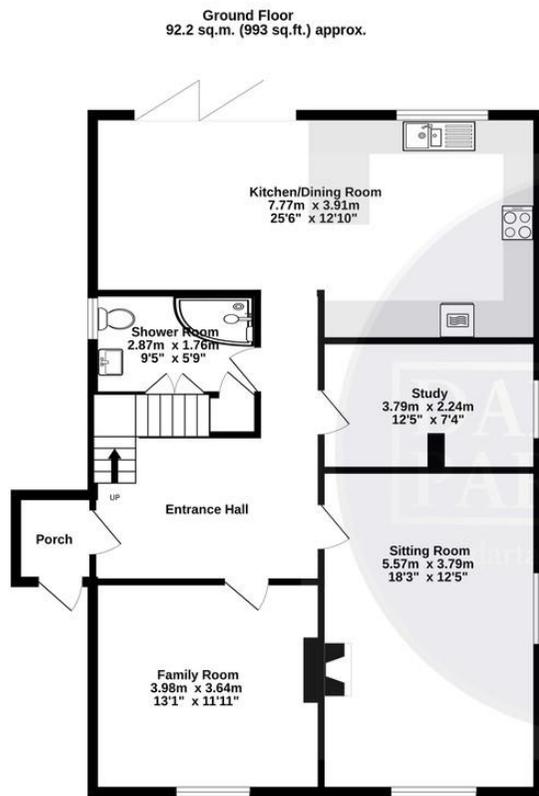


BEDROOM

Dual aspect with uPVC double glazed windows to front and side aspects, access to eaves storage.

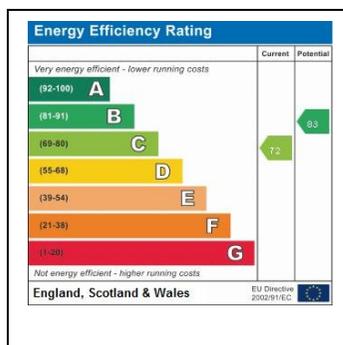
BEDROOM

uPVC double glazed window to front aspect, fitted Fakro window with fitted blind, access to eaves storage.



TOTAL FLOOR AREA : 181.0 sq.m. (1948 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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FAMILY BATHROOM

P-shaped shower bath with curved shower screen and fitted shower, tiled to the bath/shower enclosure, uPVC double glazed window, ladder style towel rail/radiator, WC, vanity unit with inset wash hand basin, shaver socket, illuminated mirror.

OUTSIDE

At the front of the property there is a gravel PARKING AREA providing extensive off road parking, in addition to the main drive there is tandem off road parking, ideal for those with a boat/motorhome etc. From the drive there is a pathway leading to the entrance porch with gated access to the rear gardens. External power supply and Zappi EV charger. It should be noted that there is planning to extend the entrance porch (drawings are available upon request). To the rear of the property, accessed via the bi-fold doors, is a large enclosed rear garden. Immediately from the dining area is a crazy paved patio with access to a large gravelled seating area and a deck with access through to the side. A pathway leads to the side of the house to a wood store and further external store. The air source heat pump is located to the side of the store room. Level area of lawn with retaining walls and inset lighting. Centralized steps up to a level lawned garden. Timber garden shed. The gardens enjoy the passage of the sun throughout the day. The rear garden also benefits from courtesy lighting and an electricity supply.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C



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