



- DETACHED BUNGALOW IN HIGHLY REGARDED RESIDENTIAL LOCATION
- IN NEED OF SIGNIFICANT REFURBISHMENT
- ENTRANCE HALLWAY, KITCHEN BREAKFAST ROOM
- SITTING ROOM/LOUNGE DINING ROOM WITH SUPERB AND FAR REACHING RURAL VIEWS
- TWO DOUBLE BEDROOMS, BATHROOM
- FRONT AND REAR GARDENS
- UNDER HOUSE STORAGE
- GARAGE WITH NEW ROOF AND DOOR

**Pellew Way, Teignmouth, TQ14 9LT**

**Guide Price £190,000**

Opportunity to purchase a detached bungalow in a popular and highly regarded residential location with superb views across the nearby Coombe Valley nature reserve. conveniently located with easy access to both secondary and primary schools and with a convenience store and post office in close proximity. Good access to commuter links in and out of Teignmouth. The property requires refurbishment/modernisation and has accommodation briefly comprising; entrance hallway, sitting room/lounge dining room, superb far reaching rural views, kitchen breakfast room, two double bedrooms, bathroom, under house storage area, front and rear gardens, garage with new roof. The property is in need of significant refurbishment.



## Property Description

Rear storm porch. Multi-paned entrance door through to...

### KITCHEN/BREAKFAST ROOM

Cupboard and drawer base units under laminate rolled edge work tops, corresponding eye level units, one and a half bowl stainless steel drainer sink unit with mixer tap over, window to side aspect, window overlooking rear garden, additional counter top, radiator, appliance spaces, gas and electric cooker points. Doorway through to...

### INNER HALLWAY

Hatch and access to loft space, door providing secondary access (currently inaccessible). Door through to...

### OPEN PLAN SITTING ROOM/LOUNGE DINING ROOM

uPVC double glazed window with superb rural aspect extending over the Coombe Valley nature reserve to rural Bishopsteignton to Haldon moor and across west Teignmouth towards the river Teign estuary and over open farmland beyond, heading inland towards Dartmoor. Two radiators, uPVC double glazed door.

### BEDROOM

Dual aspect with window overlooking side aspect and window overlooking rear gardens, radiator.

### BEDROOM

Range of fitted wardrobes, window to side aspect, radiator.

### BATHROOM

Window to side aspect, bath with shower over, pedestal





wash hand basin, low level WC, ladder style towel rail/radiator.

#### UNDER HOUSE STORAGE AREA

From the side access there is a hatch to a useful **UNDER HOUSE STORAGE AREA** with restricted head height in part. Other properties within the locality have utilised the under house space as additional accommodation. Currently used as extensive storage area. Recently installed wall hung Ariston gas boiler providing the domestic hot water supply and gas central heating throughout the property. Power and light.



#### OUTSIDE

The property is approached over a sloping front lawn with paved steps and pathway leading to the side of the property and up to the side and rear entrances. External power and water supply. To the rear of the property is an enclosed garden with an upper and lower tier, predominantly laid to lawn with some mature trees. The rear garden enjoys the passage of the sun throughout the day.

#### GARAGE

Which recently fitted metal twin doors and new roof. Power and lighting.



MATERIAL INFORMATION - Subject to legal verification

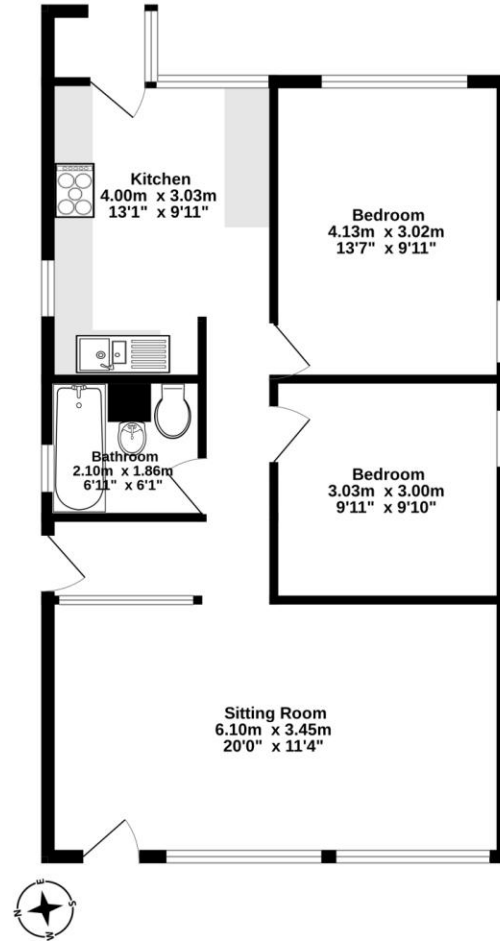
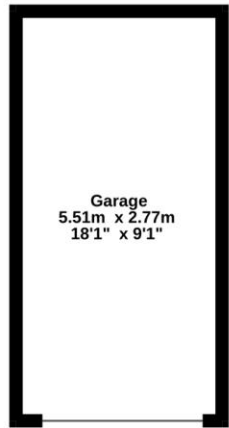
Freehold

Council Tax Band C

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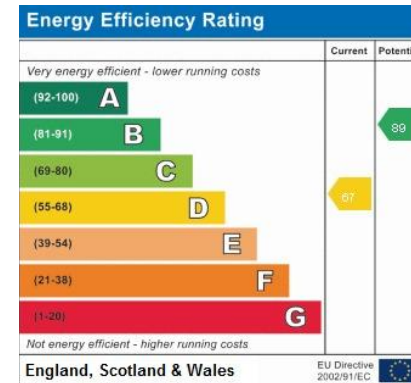
Garage  
15.2 sq.m. (164 sq.ft.) approx.

Ground Floor  
64.7 sq.m. (696 sq.ft.) approx.



TOTAL FLOOR AREA : 79.9 sq.m. (860 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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