



- DETACHED PROPERTY ENJOYING SEA AND RIVER VIEWS
- WITHIN WALKING DISTANCE TO TOWN, BEACHES AND RAILWAY STATION
- ENTRANCE PORCH, ENTRANCE HALLWAY
- LOUNGE, DINING ROOM
- KITCHEN, UTILITY ROOM
- GROUND FLOOR WET ROOM
- THREE BEDROOMS ONE WITH EN-SUITE WC
- FRONT AND REAR GARDENS, PARKING
- NO ONWARD CHAIN

**Pennyacre Road, Teignmouth, TQ14 8LB**

**Guide Price £300,000**

A detached 1930's chalet style property situated in a highly regarded residential location within walking distance of Teignmouth's town centre, seafront and beaches and with Teignmouth's mainline railway station just a short walk away. The property is offered with **VACANT POSSESSION** and the accommodation briefly comprises; entrance porch, entrance hall, kitchen, lounge, dining room, utility, rear porch, wet room, three bedrooms, one with en-suite WC, front and rear gardens, extensive parking. the rear of the property is south facing and enjoys views towards Shaldon, the Ness and along the Babbacombe coastline.





## Property Description

uPVC double glazed entrance door with corresponding side screen into...

### ENTRANCE PORCH

Of brick and uPVC construction with windows overlooking the side and front aspect, quarry tiled floor, obscure glazed entrance door into...

### ENTRANCE HALLWAY

Picture rail, radiator. Doors to...

### LOUNGE

Dual aspect with uPVC double glazed window to side aspect and uPVC double glazed window overlooking the rear gardens, across neighbouring properties towards Teignmouth town with glimpses to the Ness and along the Babbacombe coastline. Feature fireplace with tiled hearth and surround with inset coal effect gas fire with wooden mantle over, radiator.

### KITCHEN

Cupboard and drawer base units under laminate rolled edge work surfaces, one and a half bowl drainer sink unit with mixer tap over, under counter appliance spaces, integrated double oven, tiled splash backs, corresponding eye level units, corner display shelving, concealed extractor, uPVC double glazed window overlooking the front aspect and approach. Exposed beams. Feature arch through to...

### DINING ROOM

Dual aspect with uPVC double glazed window overlooking the front aspect, window with secondary glazing into the entrance porch, radiator, double doors to a useful store cupboard with fitted shelving, under stairs recess, picture rail, exposed beams.

### UTILITY ROOM

Double glazed windows to front and side aspect with views across Teignmouth to the Babbacombe coastline. Cupboard and drawer base units, counter top, single drainer stainless steel sink unit, space and plumbing for washing machine,







further appliance spaces, wall hung gas boiler providing the domestic hot water supply and gas central heating throughout the property. Door through to REAR PORCH.

#### REAR PORCH

With window overlooking the gardens. Quarry tiled floor. Door giving access to rear gardens.

#### WET ROOM

Fully tiled, uPVC obscure double glazed window, wall hung wash hand basin, fitted mirror, shaver socket, low level WC, shower area with fitted shower seat and grab handles, fitted shower, fitted extractor, ladder style towel rail/radiator.

From the dining room, stairs rising to the...

#### FIRST FLOOR LANDING

Hatch and access to loft space. Doors to...

#### BEDROOM

Two uPVC double glazed windows overlooking the rear aspect with pleasant views towards Teignmouth town, into the river Teign estuary taking in Shaldon, open farmland, the Ness and along the Babbacombe coastline. Radiator, pedestal wash hand basin. Door to built in wardrobe.

#### BEDROOM

uPVC double glazed window to side aspect, door though to waves storage. Two doors giving access to extensive eaves storage. Radiator. Door to...

#### EN-SUITE WC

Pedestal wash hand basin, low level WC, fitted extractor.

#### BEDROOM

uPVC double glazed window to side aspect, radiator. Double doors to linen cupboard with fitted shelving.

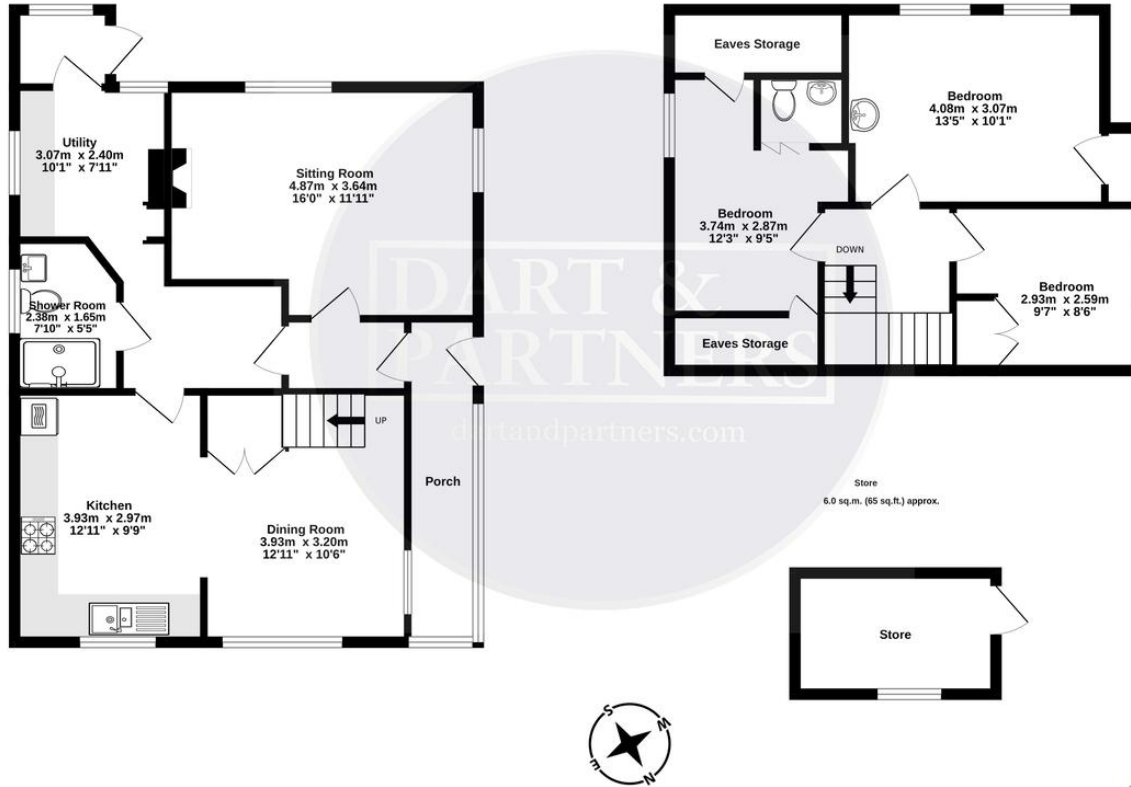
#### OUTSIDE

The property is accessed over a paved hardstanding



Ground Floor  
64.8 sq.m. (697 sq.ft.) approx.

1st Floor  
40.8 sq.m. (439 sq.ft.) approx.



**TOTAL FLOOR AREA : 111.6 sq.m. (1201 sq.ft.) approx.**

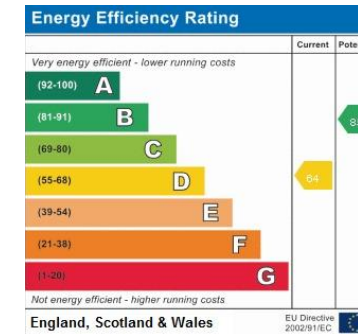
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providing extensive **OFF ROAD PARKING**. Pathways leading to both sides of the property and main entrance and extending to the rear gardens, also accessed via the rear porch. The rear gardens are enclosed and paved with an upper and lower terrace, in part enjoying the aforementioned views. Timber garden shed. External store room/workshop. Small under croft below the rear porch. The rear gardens enjoy the passage of the sun throughout the day.

**MATERIAL INFORMATION** - Subject to legal verification

Freehold  
Council Tax Band C



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