



- IMMACULATELY PRESENTED DETACHED HOUSE
- ATTRACTIVE RECEPTION ROOM
- BESPOKE KITCHEN DINING ROOM
- UTILITY, CLOAKROOM
- TWO GROUND FLOOR BEDROOMS WITH EN-SUITES
- FIRST FLOOR MASTER BEDROOM SUITE
- ATTRACTIVE GARDENS, AMPLE PARKING
- DETACHED ANNEXE/STUDIO

Pennyacre Road, Teignmouth, TQ14 8LB

Guide Price £650,000

An opportunity to purchase an immaculately presented family home, situated in a highly sought after residential location within East Teignmouth, in close proximity of the town centre, seafront and beaches and a short walk from Teignmouth main line railway station. The property is offered in immaculate order with high quality fittings including bespoke kitchen with granite worktops, spacious reception and living accommodation, two ground floor bedrooms with en-suites, cloakroom, utility and to the first floor is the master suite with en-suite and walk in dressing room/wardrobe. In the garden there is a detached annexe/studio with versatile use, providing potential for home and income by way of letting, alternatively could provide a workspace or annexe for a dependant relative.



Property Description

uPVC obscure double glazed entrance door with inset leaded lattice-work to

ENTRANCE PORCH

uPVC double glazed windows overlooking the front aspect and approach with far reaching rural views. Radiator. Door through to....

ENTRANCE HALLWAY

Radiator, doors to....

LOUNGE

Dual aspect with two uPVC double glazed windows overlooking the front and side aspects with far reaching rural views, two radiators.

CLOAKROOM

Low level WC, wall mounted wash hand basin, radiator, fitted extractor, recessed spotlighting.

To the end of the entrance hallway, opens up into....

KITCHEN/DINING ROOM

A superb, excellent size room with double glazed bi-folding doors with an outlook and opening onto the rear sun deck and gardens. Two radiators, well appointed, bespoke kitchen with a comprehensive range of cupboard and drawer base units under granite worktops incorporating Belling dishwasher, one and a half bowl sink unit with mixer tap over, glazed splashback, space for range cooker, corresponding eye level units with tiled splashback and fitted chimney style extractor hood, recessed spotlighting, space for American style fridge freezer, central island with additional base units under further marble work tops with breakfast bar and fitted wine racks. A wonderful Atrium style skylight floods the





kitchen diner with natural light with large reception/dining area. Door to....

UTILITY ROOM

Base units under rolled edge laminate worksurface, single drainer stainless steel sink unit, space and plumbing for automatic washing machine, further appliance space, quarry tiled flooring, radiator, recessed shelving, eye level units, wall mounted Glo-worm gas combination boiler providing the domestic hot water supply and gas central heating system throughout the property, uPVC double glazed door giving access to the rear deck and gardens.



BEDROOM TWO

uPVC double glazed window to side aspect, radiator, built in wardrobe with sliding mirror fronted door, fitted hanging rail and shelving. Door through to....

EN-SUITE BATHROOM

Contemporary suite comprising a "P" shaped shower bath with curved glazed shower screen, fitted shower, low level WC, wall mounted wash hand basin, chrome effect ladder style towel rail/radiator, fitted mirror with shaver light and socket, uPVC double glazed window overlooking the rear gardens, tiled flooring, recessed spotlighting, fitted extractor, part tiled walls.



BEDROOM THREE

uPVC double glazed window overlooking the approach, radiator, door to....

EN-SUITE SHOWER ROOM

uPVC obscure double glazed window, low level WC, wall mounted wash hand basin with high gloss cupboard beneath, tiled splashback, fitted mirror, shaver light and socket, fitted extractor, recessed

spotlighting, walk in corner shower cubicle being fully tiled with fitted shower and glazed sliding door screen, ladder style towel rail/radiator.

From entrance hall, door to....

INNER HALLWAY

Radiator. Stairs rising to....

MASTER BEDROOM SUITE

Dual aspect with uPVC double glazed windows overlooking the rear gardens and with distant rural views and uPVC double glazed windows to the front aspect with rural and coastal views, taking in the Ness, Babbacombe coastline and rolling hills beyond Shaldon. Two radiators, hatch through to extensive eaves storage, sliding door to walk in wardrobe/dressing room, further access to eaves storage, door into....

LUXURY EN-SUITE SHOWER ROOM

Velux style window to the rear aspect, low level WC, wall mounted wash hand basin, tiled flooring, fitted extractor, recessed spotlighting, fitted mirror with shaver light and socket, walk in over-sized shower cubicle with drying area, fitted shower Ladder style radiator/towel rail.

OUTSIDE

The property benefits from off road parking for 3 plus vehicles and a pathway with attractive glass and metal-work balustrading leading to the entrance porch. Gated access from both sides of the property leading to the fully enclosed rear gardens, also accessed via the bi-folding kitchen doors or from the utility. The rear gardens are a real feature to the property with a large expanse of sun deck with courtesy lighting, water supply, raised flower borders, outside power supply, brick barbecue, attractive covered pergola. The rear garden is predominantly level and laid to lawn with

stepping stones leading to the rear. There is a hardstanding and timber garden shed and a variety of soft fruit trees. The rear garden and sun deck enjoy the passage of the sun throughout the day. There is a paved pathway over the lawns and leading to a **DETACHED ANNEXE/STUDIO.**

DETACHED ANNEXE/STUDIO

Recessed entrance with courtesy lighting, uPVC obscure double glazed window through to...

OPEN PLAN RECEPTION/KITCHEN AREA

RECEPTION AREA: uPVC double glazed French patio doors with access and outlook onto a side sun deck, radiator, vaulted ceiling with recessed spotlighting. Open through to **KITCHEN AREA:** Modern fitted kitchen with cupboard and drawer base units under laminate rolled edge work surfaces, integrated electric oven, corresponding ceramic four ring hob with chimney style extractor over, single drainer stainless steel sink unit with mixer tap over, corresponding eye level units, uPVC double glazed window overlooking the gardens, wall hung electric boiler serving the studio/annexe benefitting from electric central heating. Doors to...

BEDROOM ONE

uPVC double glazed window overlooking the gardens, radiator.

BEDROOM TWO

uPVC double glazed window to side aspect, radiator.

SHOWER ROOM

Tiled shower enclosure with glazed screen, dual function fitted shower, drying area, low level WC, wall hung wash hand basin, medicine cabinet with illuminated mirror, smoked uPVC double glazed window, ladder style towel rail/radiator.

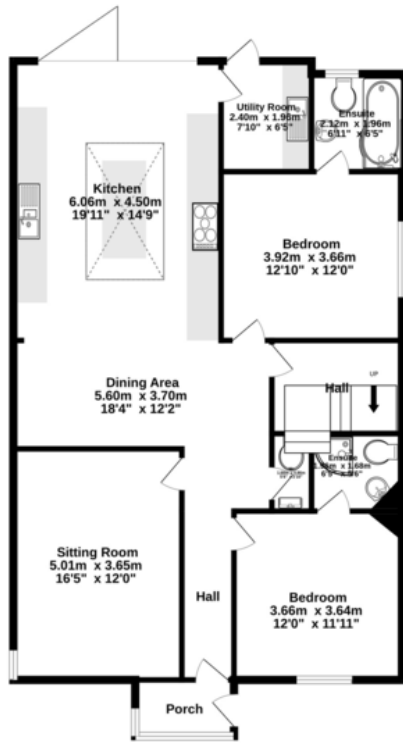
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C



Ground Floor
114.7 sq.m. (1234 sq.ft.) approx.



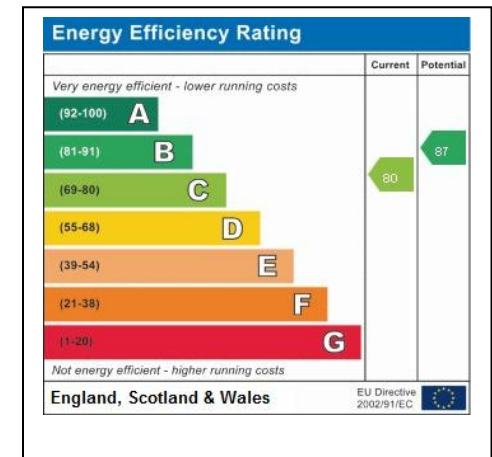
1st Floor
44.9 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA : 210.8 sq.m. (2269 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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Studio
51.2 sq.m. (551 sq.ft.) approx.



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