



Pennyless Kingsdown Road, Teignmouth

Teignmouth

Guide Price £330,000



# Pennyless Kingsdown Road

Teignmouth,

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Individually design and built modern detached house occupying an elevated position with views over Teignmouth,, Shaldon and Teign Estuary
- Spacious living room, dining room,kitchen and cloakroom
- 3 double bedrooms
- Large garage and parking
- Well stocked garden
- 4 piece modern bathroom







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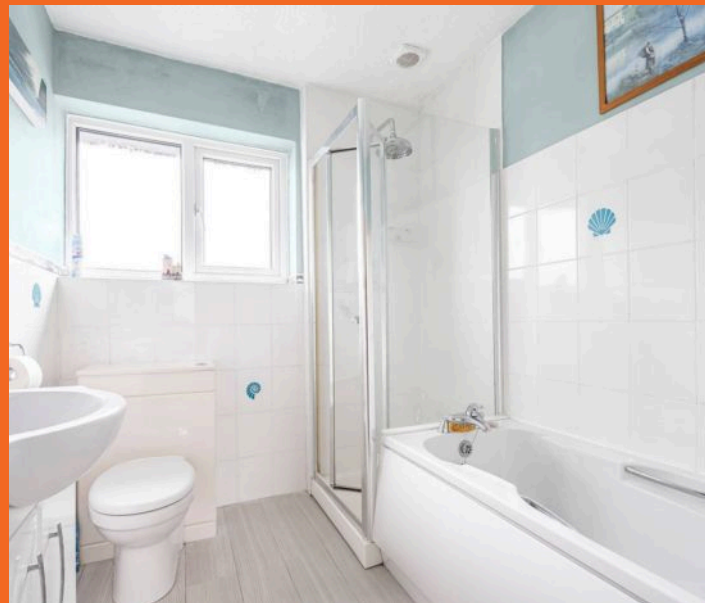
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## GARDEN

To the front of the property and accessed via attractive brick arches is a patio garden laid mainly to stone chippings with outside light. A gate and path leads around the front of the property to the garden which is laid mainly to lawn and enjoying sea views towards Shaldon. The garden is planted with a variety of mature shrubs and an apple tree. A paved patio sits directly outside the lounge patio doors and is suitable for al-fresco dining. The lawn extends around the rear of the property and a path leads around the other side to the front.

## GARAGE

Single Garage

There is a spacious garage with an electric roller door. The garage has power and lighting and houses the central heating boiler. Window to rear. There is a parking space in front of the garage.



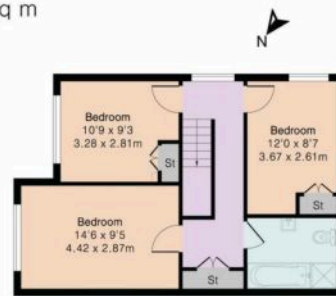
**Approximate Gross Internal Area 1451 sq ft - 135 sq m**

Ground Floor Area 939 sq ft – 87 sq m

First Floor Area 512 sq ft – 48 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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