



Pellew Way, Teignmouth

Teignmouth

Guide Price £240,000

Pellew Way

Teignmouth, Teignmouth

A rare opportunity to secure a property within the area under £300,000 requiring upgrading a modernisation throughout

Council Tax band: C

Tenure: Freehold

- Semi detached house with rural views
- Rare chance to secure a property in the road for under £300,000!
- Excellent scope to extend and improve within highly sought after residential area
- Living room and kitchen with views
- Two bedrooms and Wet Room
- Front and rear gardens which enjoy a sunny aspect
- Garage, driveway and out buildings
- No chain - excellent buy!





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Entrance Porch

Double glazed door to front, double glazed window to side. Steps down with door giving access to rear. Door to:

Hallway

Half staircase down to ground floor, radiator. Doors to:

Bedroom

Double glazed window, radiator.

Bedroom

Double glazed window, radiator.

Hallway

Doors to:

Lounge / Diner

Double glazed window to rear enjoying countryside views. Fireplace mantle and surround, radiator.

Kitchen

Fitted with a matching range of wall and base mounted units and drawers with roll edge work surface over. 1.5 bowl stainless steel sink unit with mixer tap. Fitted electric oven and hob with cooker hood above. Floor mounted central heating boiler. Larder cupboard with shelving, further cupboard with space for fridge/freezer. Double glazed window to rear enjoying countryside views, access hatch to loft space. Stable style door to side.





Bathroom

Fitted with a modern matching 4 piece suite comprising of: Shower area with rain style shower, low level WC and twin wash hand basins with mixer tap. Double glazed window to side, tiled walls. Inset ceiling spotlights and automatic sensor lighting.

Outside

To the front of the property, the garden is planted with a variety of mature shrubs and trees. A driveway allowing off road parking for several cars leads to the garage. To the rear of the property the garden has a concreted covered patio with the remainder being laid to decking and lawn. Outside tap. Utility outhouse with space for washing machine, tumble dryer and further appliances. Butler sink, power and lighting.



**Approximate Gross Internal Area 739 sq ft - 69 sq m
(Excluding Garage & Outbuilding)**
Garage Area 135 sq ft - 13 sq m
Outbuilding Area 67 sq ft - 6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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