

# Pellev Way, Teignmouth, TQ14 9LT



Located on the outskirts of Teignmouth is this beautifully presented and remodelled detached bungalow. The accommodation consists of 2 double bedrooms, lounge/diner, modern kitchen and bathroom. The property also enjoys a wonderful open outlook with balcony, and good size enclosed garden.

FREEHOLD, COUNCIL TAX BAND - C, EPC - B.

OIEO £300,000

01626 862379

[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)

**FRASER & WHEELER**

## LOCATION

Teignmouth is a real gem on the South Devon coast served by mainline rail services to London Paddington. Exeter Airport is 18 miles. Exeter and Torbay are within easy reach, with the university and cathedral city of Exeter increasing its dominance and importance as the South West's major regional centre. Teignmouth is an historic port on the mouth of the Teign Estuary. By the 1800s it was becoming fashionable for visitors, and continues to be a popular tourist destination which also includes a working harbour with promenade, pier and sandy beaches, excellent for sailing and water sports. The town caters well for day-to-day needs with a comprehensive range of facilities, specialist local shops and its community hospital. There is excellent schooling for all ages. There is an 18-hole golf course just 2.5 miles distant and the Dartmoor National Park lies approximately 15 miles away.

## FRONT DOOR

### ENTRANCE PORCH

uPVC double glazed windows and inner door to:

## KITCHEN

A wonderful space that has been remodelled by the current owners. Modern matching high glass base and eye level units, work surfaces over with inset sink unit, electric hob with feature extractor hood over and double oven below, spot lights, feature radiator, 2 uPVC double glazed windows to the side and doors to the principal rooms and arch to:

## SITTING ROOM

Picture uPVC double glazed windows and door to the front leading to the balcony with stunning views over Teignmouth, 3 radiators, spot lights and coved ceiling.

## CONSERVATORY

UPVC double glazed windows and doors leading to the rear garden and plumbing for a washing machine.

## BEDROOM 1

uPVC double glazed window to the rear looking into the conservatory, radiator, fitted wardrobe, spot lights and coved ceiling.

## BEDROOM 2

UPVC double glazed window to the side, radiator, coved ceiling with spot lights.







### **BATHROOM**

A lovely space with modern suite comprising bath with central taps, WC with concealed cistern, shower enclosure, wash hand basin with storage below, coved ceiling and spot lights.

### **OUTSIDE**

To the front of the property are modern paved steps leading up the side of the property to the front door and rear access gate. The rear garden is a real feature of the property with a level lawn leading to a large paved patio and steps leading up to a substantial decked raised terrace again with stunning views over the surrounding area.

### **GARAGE**

Single garage with up and over door, light and power connected. To the side of the garage is an area of hard standing. Please note there is no drop kerb to the hard standing.

### **CELLAR**

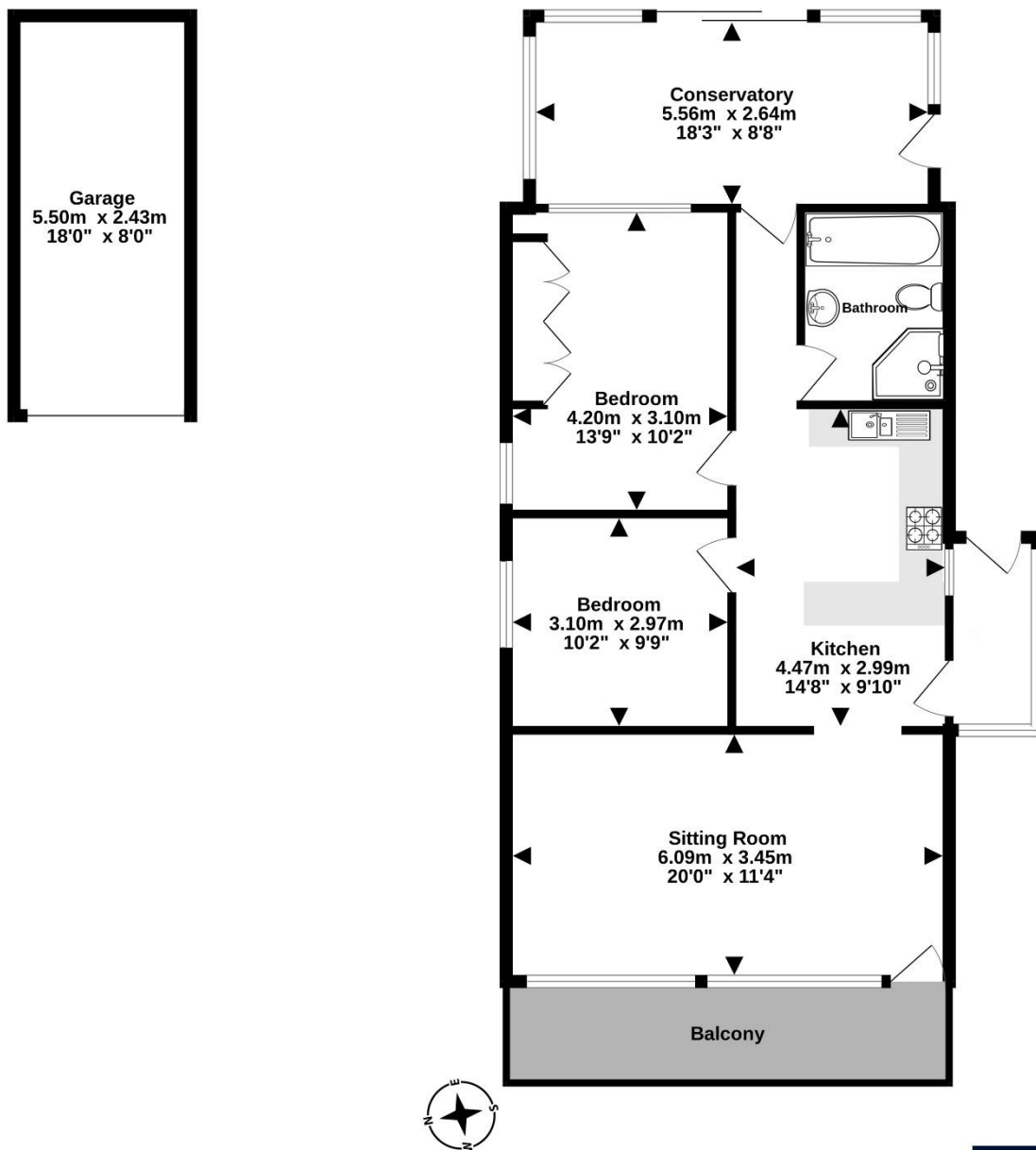
Under the property is a large cellar with access to the side. light and power connected creating a great storage space. The gas central heating boiler is also located in the area.





Garage  
13.4 sq.m. (144 sq.ft.) approx.

Ground Floor  
82.5 sq.m. (888 sq.ft.) approx.

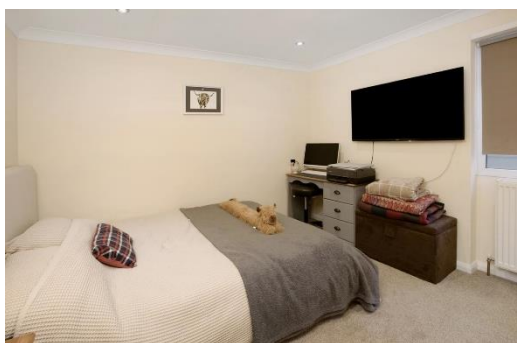


**TOTAL FLOOR AREA : 95.9 sq.m. (1032 sq.ft.) approx.**

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.

Made with Metropix ©2025

**FRASER  
&  
WHEELER**



19 Queen Street, Dawlish, Devon, EX7 9HB  
Telephone: 01626 862379  
Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.