



46B Pennyacre Road, Teignmouth, TQ14 8LB

£550,000 Freehold

Detached House • Very Private Position In Well Regarded Road • Walking Distance to Town & Beaches • Four Bedrooms • Two Receptions with Tri-Fold Doors & 'Orangery' • Kitchen & Separate Utility • Family Bathroom & En Suite Shower Room • Extremely Private & Unoverlooked Wrap Around Garden • Double Garage with Loft Storage

• EPC - C

Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH


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Stepping into the bright entrance porch, a door leads into the generous hallway where there is storage, a useful separate WC with coat hooks on the wall and doors off to the principal rooms. At the far end of the hallway stairs rise to the first floor.

The living room has a feature floor to ceiling brick built fireplace housing a gas fire and a window overlooks the rear garden. Tri-fold doors can be opened up to the separate dining room which accesses the substantial 'orangery' through sliding doors. The orangery leads out to the rear garden.

The dual aspect kitchen is fitted with ceiling spotlights and wood base and wall units with worktop and tiled splash back. There is an integrated electric oven, grill and microwave and integrated four ring induction hob with extractor above. There is also an integrated dishwasher and fridge. A matching breakfast counter provides additional space and seating. A door leads through to the separate utility with additional sink, plumbing for a washing machine and space for further appliances. The Worcester boiler is mounted on the wall and a door leads out to the side of the property where there is also a courtesy door to the double garage.

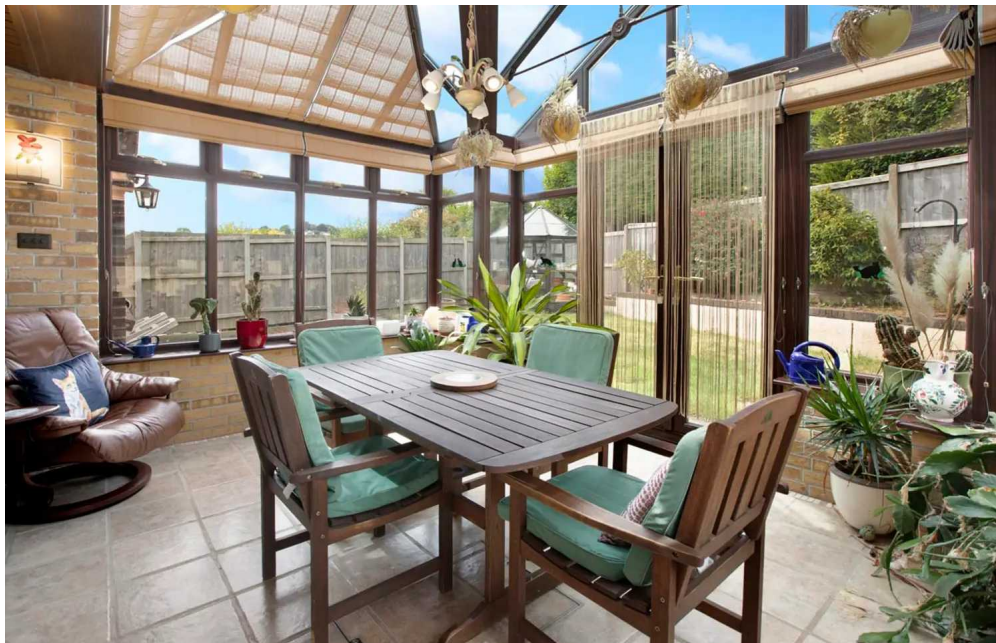
Two bedrooms on the lower floor overlook the front of the property one of which has a bay window with window seat and the other is currently used as an office. A further good sized double bedroom with bay window on this level overlooks the rear garden.

The family bathroom comprises bath, separate shower cubicle, pedestal wash hand basin and low level WC. There is an extractor and obscure glazed window to the rear.

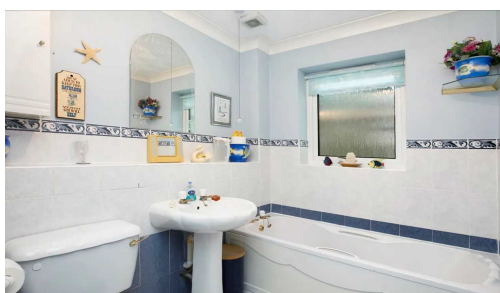
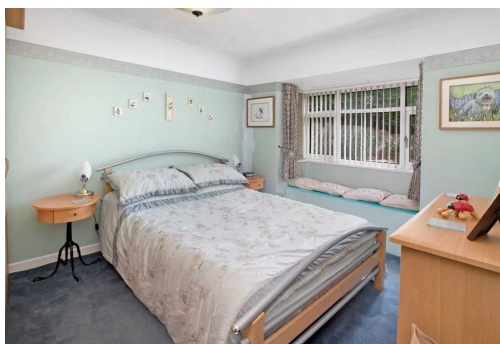
Ascending the turning stairs to the upper floor there is a Velux window above the stairs to bring in light. Up stairs there is a master suite with dual aspect Velux windows flooding the space with light. There is vast eaves storage with light and a door leads into the generous en suite shower room with large walk in shower with two shower heads, low level WC and pedestal wash hand basin. The en suite has a Velux window and extractor.

The front of the property is approached via a shared drive with the neighbouring house leading up to driveway parking and the double garage. A gate gives access to the side of the property continuing to the rear. A gate at the front opens to a pathway to the front door where there is also a good sized private front garden laid to lawn with hedge boundary and palms.

The rear garden has a good sized level lawn and can be accessed from either side of the property and the 'orangery'. A greenhouse is sited to one side of the garden and there is a large built in pond to the other. A useful lean to is at one side giving a covered space to store tools, bikes, paddle boards etc. The rear garden has fence and wall boundary and is completely private and unoverlooked. There is an outside tap and outside electric points.



This substantial property, within walking distance to the town and beaches, offers versatile accommodation. With two receptions, three bedrooms and the family bathroom on the ground floor, a master suite occupies the first floor with its own en suite shower room. There is a double garage and private gardens wrap around the property. The house has Photovoltaic solar panelling. The 'Orangery' provides a further very pleasant space to enjoy.



MEASUREMENTS:

Lounge 18' 8" x 12' 2" (5.7m x 3.7m), Dining Room 12' 10" x 10' 6" (3.9m x 3.19m), Kitchen/Breakfast Room 13' 7" x 10' 7" (4.14m x 3.23m), Utility 13' 4" x 5' 2" (3.15m x 1.58m), Oranger/Conservatory 13' 5" x 11' (4.1m x 3.35m), Bedroom 11' x 9' 11" (3.36m x 3.02m), Bedroom 10' 5" x 9' 9" (3.17m x 2.96m), Bedroom 10' 5" x 7' 1" (3.17m x 2.15m), Bathroom 9' 10" x 6' 2" (3m x 1.88m), Master Bedroom 14' 11" x 14' 3" (4.55m x 4.34m), En suite 14' 3" x 7' 7" (4.34m x 2.32m), Garage 17' 10" x 16' 9" (5.17m x 5.1m)



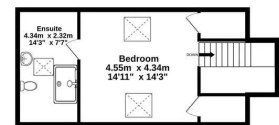
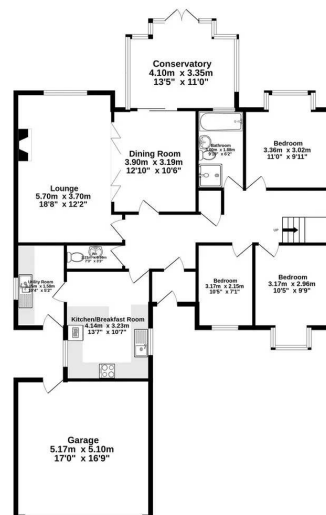
USEFUL INFORMATION:

Teignbridge District Council
 Council Tax Band E - £2,864.96 per year
 Energy Performance Rating - C



Ground Floor
146.1 sq.m. (1572 sq.ft.) approx.

1st Floor
40.0 sq.m. (433 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

TOTAL FLOOR AREA: 186.1 sq.m. (2003 sq.ft.) approx.
 While every attempt has been made to ensure the accuracy of the descriptive information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are for illustrative purposes only and no guarantee is made with respect to their quantity or efficiency can be given.
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