



Bellwood, Portland Avenue

Offers in Region of £470,000

DART &
PARTNERS

Established 1971



Bellwood

Portland Avenue, Teignmouth

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- AN INDIVIDUALLY DESIGNED DETACHED BUNGALOW ON A SOUTH FACING CORNER PLOT
- WITH SUPERB ESTUARY, COASTAL, SEA AND RURAL VIEWS
- LOCATED IN A HIGHLY REGARDED RESIDENTIAL LOCATION
- WITH WRAP AROUND GARDENS, LARGE DOUBLE GARAGE AND OFF-ROAD PARKING
- FREE FLOWING RECEPTION/KITCHEN WITH VAULTED CEILING, UTILITY ROOM
- TWO DOUBLE BEDROOMS AND A SHOWER ROOM TO THE GROUND FLOOR
- FIRST FLOOR ADDITIONAL RECEPTION AREA, MAIN BEDROOM SUITE AND WELL-APPOINTED EN-SUITE BATHROOM



An individually designed detached home on a south facing corner plot with superb estuary, coastal, sea and rural views. Located in a highly regarded residential location with wrap around gardens, large double garage and off-road parking. Internally, the well-presented accommodation comprises; a free flowing reception/kitchen with vaulted ceiling, utility room, two double bedrooms and a shower room to the ground floor and to the first floor is an additional reception area with the main bedroom suite and a well-appointed en-suite bathroom.

Canopied entrance to a composite entrance door with feature glazed double glazed porthole window. Opening through to...

OPEN PLAN FREE FLOWING KITCHEN BREAKFAST/RECEPTION ROOM/LOUNGE

Tiled flooring which extends throughout the kitchen and lounge area. KITCHEN with a range of cupboard and drawer base units under extensive counter tops, integrated brushed chrome electric oven and microwave, one and a quarter bowl drainer sink unit with mixer tap over, sliding shelved unit, plumbing for a dishwasher, brushed chrome five ring gas hob with chimney style extractor over, breakfast bar, metro tiling throughout the kitchen area, uPVC double glazed window with inset blinds overlooking the front aspect and approach, recessed spotlighting, LED lighting under the base units and at floor level. The RECEPTION AREA/LOUNGE is dual aspect with two opaque uPVC double glazed windows, uPVC double glazed picture window and sliding patio door overlooking the rear gardens and with superb views across neighbouring properties towards the back beach, taking in Shaldon, Ringmore, open farmland, the Ness, along the Babbacombe coastline towards the Orestone and out to sea. Feature wall with recessed electronically operated CVO gas fire. Vaulted ceiling, radiator. Alexa operated feature coloured lighting. An open tread illuminated glass





staircase which leads to the upper floor.
From the kitchen, is a door with a feature porthole window through to the...

UTILITY

Tiled floor, space and plumbing for a washing machine, fitted shelving, recessed spotlighting, space for upright fridge freezer, uPVC double glazed windows to front, side and rear aspect with far reaching sea views.

INNER HALLWAY

Doors to...

LUXURY SHOWER ROOM

Fully tiled to walls and floor, ladder style towel rail/radiator, glass circular wash hand basin set onto corresponding counter top with mixer tap over, illuminated shelf above, illuminated mirror, opaque uPVC double glazed window, low level WC, shower enclosure, glazed screen, multi-function shower, recessed spotlighting, fitted extractor.

GROUND FLOOR BEDROOM

uPVC double glazed windows with inset blinds, radiator, recessed spotlighting. Double doors to built in wardrobe with hanging rail and fitted shelving, high level storage over.

GROUND FLOOR BEDROOM

uPVC window and sliding patio doors with Juliet balcony overlooking the rear gardens and enjoying sea, coastal and rural views. Recessed spotlighting, radiator, full width sliding doors through to built in wardrobes with hanging rails and fitted shelving.

From the kitchen breakfast room/reception, stairs rise to a...

LANDING/RECEPTION

Attractive glazed and stainless steel balustrading



overlooking the main reception area. Alexa operated lighting. Six Velux windows with inset blinds (The skylights above the staircase are automatically controlled). From the windows there are south facing views out to sea and heading inland, taking in Teignmouth seafront, the river beach, the Ness, along the Babbacombe coastline, Shaldon, Ringmore, Combeinteignhead and beyond. Two radiators. Access points through to a useful and spacious eaves storage area housing a Worcester gas combination boiler providing the domestic hot water supply and gas central heating throughout the property. Short flight of steps down to...

MAIN BEDROOM SUITE

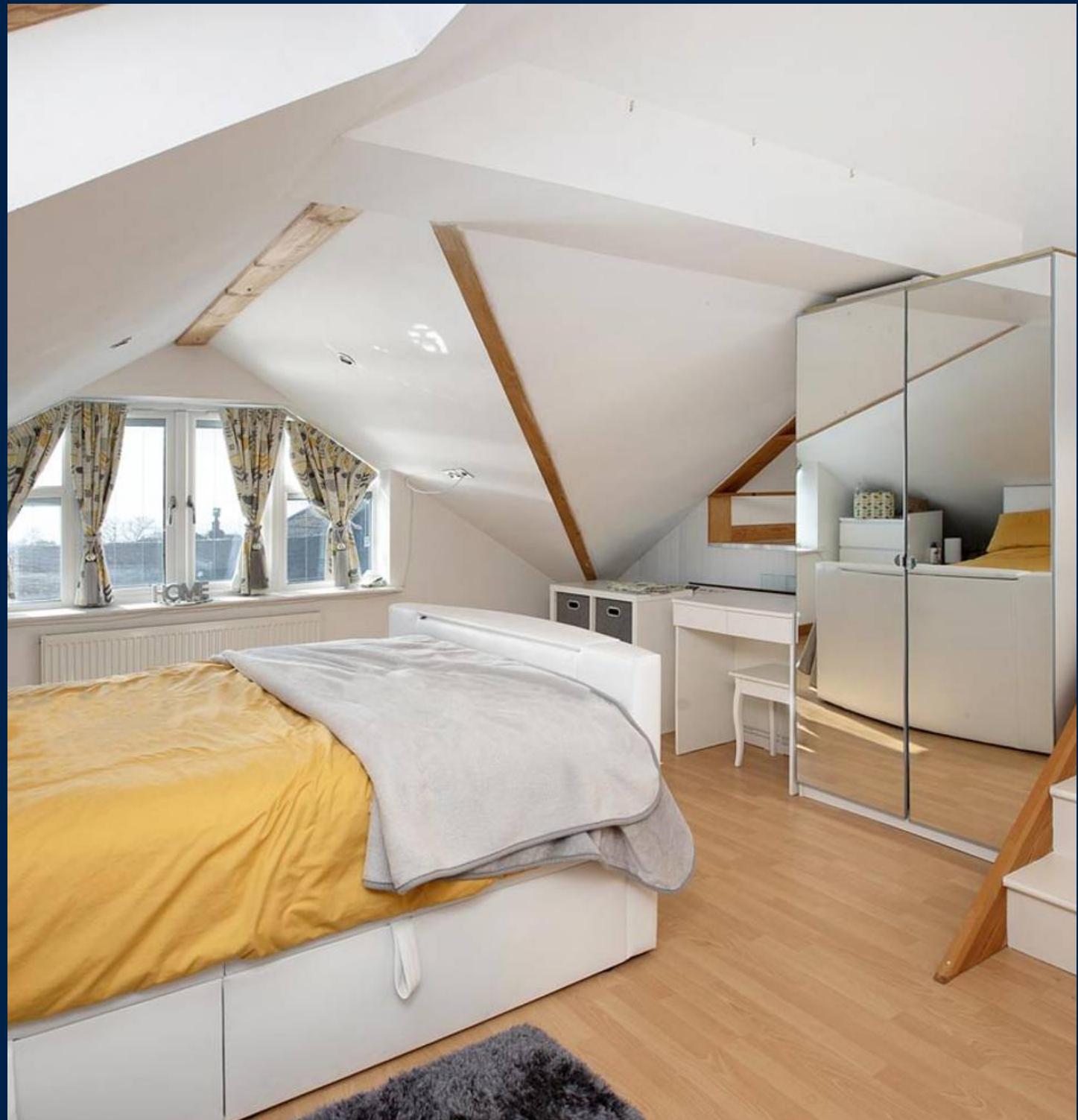
uPVC double glazed south facing windows with inset blinds enjoying the aforementioned views. Radiator, recessed spotlighting, two Velux skylights with inset blinds. Alexa operated lighting. Door through to...

LARGE EN-SUITE BATH AND SHOWER ROOM

BATHROOM with opaque Velux window, automated floor lighting, wash hand basin set onto high gloss vanity unit, mirror fronted medicine cabinet with pelmet and inset spotlighting, illuminated shelf unit, double ended bath with centralised mixer taps, attractive tiling to walls and floor, ladder style towel rail/radiator. FULLY TILED SHOWER ENCLOSURE with multi-function shower, recessed tiled shelving, recessed spotlighting, fitted extractor, glazed door/screen.

OUTSIDE

The property is approached with gated access and steps down to an additional gateway to a brick paved pathway leading to the main entrance and continues to another gateway through to the side of the property. Raised retained front gardens with mature hedgerow borders, predominantly decked and leading to an area of level garden. There are pergolas and a variety of mature trees along with a rose bush, pear tree, apple tree and various soft fruit trees. Beyond the gated access is a decked



pathway leading to a side access with double gates onto Higher Woodway Road with access onto an expanse of brick paved driveway which provides OFF ROAD PARKING and leads to an ATTACHED DOUBLE GARAGE. External water supply. The driveway continues to the rear garden with a decked seating area with slate bed borders. Timber garden shed/store. There is access to the main rear garden which has been decked with ease of maintenance in mind. From the garden, there are views along the coast and out to sea, and inland over Shaldon, Ringmore and open farmland. The south facing gardens enjoy the passage of the sun throughout the day. There is access from the main reception via decked steps with stainless steel and glazed balustrading and a useful storage area below. The property is on a corner plot so benefits from a complete wrap around garden.

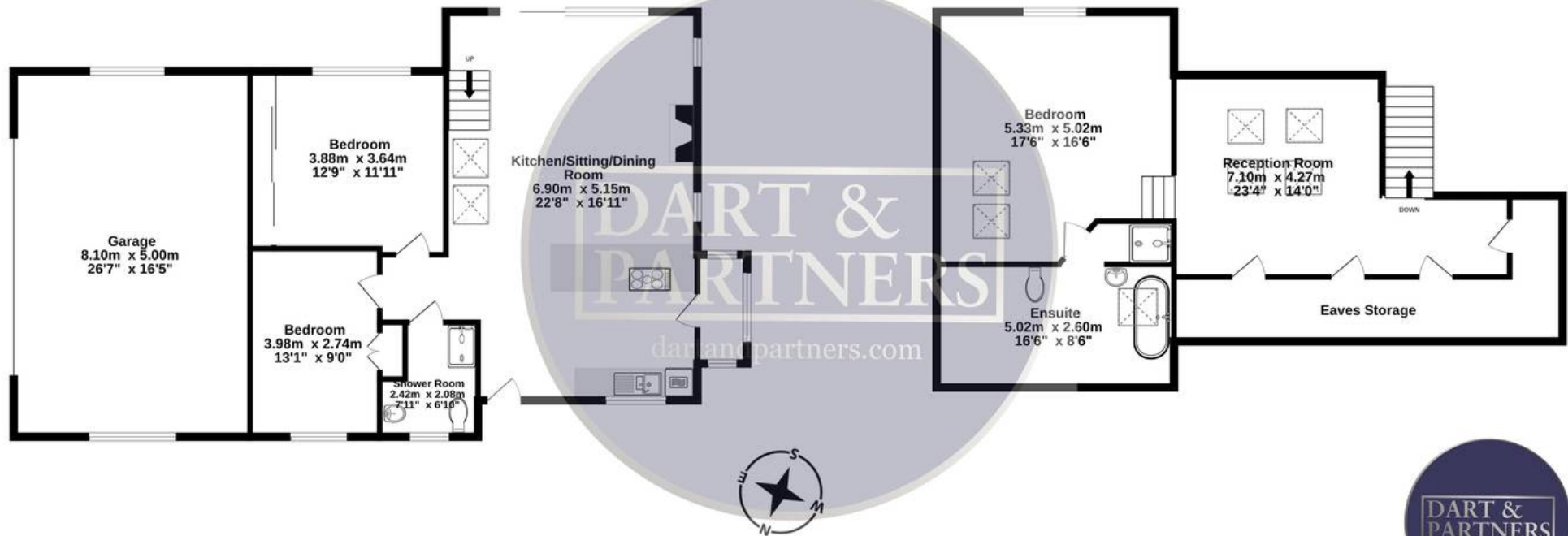
ATTACHED DOUBLE GARAGE

With electronically operated up and over door, also operated via Alexa. Opaque uPVC double glazed windows to either side. Water supply. Extensive power outlets and lighting. Consumer unit, gas and electric meters.



Ground Floor
116.7 sq.m. (1256 sq.ft.) approx.

1st Floor
78.4 sq.m. (844 sq.ft.) approx.



TOTAL FLOOR AREA : 195.1 sq.m. (2100 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 ©2026

