



## 31 Pennyacre Road, Teignmouth

£425,000 Freehold

Detached Chalet Bungalow • Four Bedrooms plus Basement Multi-Functional Rooms • Lounge & Dining Room • Huge Potential • Popular Location • Sea Views • Good Size Driveway & Garage • Lovely Gardens • Enormous Basement with Several Rooms • EPC - D

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This detached dormer bungalow sits in an enviable position on a popular residential street and enjoys lovely sea views. In need of some updating, the property offers spacious accommodation with ample driveway parking in addition to the detached double length garage. Stepping into the 'L' shaped entrance hallway, through the front porch, doors lead off to the principal rooms with stairs rising to the upper floor.

The living room, at the front of the property, enjoys sea views. There is a feature fireplace with gas fire and a glazed door leading to the dining room overlooking the rear garden. From here, there is a sliding door through to the kitchen which can also be accessed from the hallway.

The kitchen has a window and door to the rear and is fitted with a range of wood wall and base units incorporating drawer space with worktop and tiled splashbacks. There is a one and half bowl stainless steel sink unit and space and gas point for a cooker. The rear kitchen door opens to the full length conservatory which is the rear entrance, with worktop with units under, which has stairs leading down to the basement rooms.

On the ground floor there are two large bedrooms, one overlooking the front of the property and enjoying sea views. The other overlooks the rear garden. The family bathroom comprises bath, pedestal wash hand basin, WC and obscure glazed window.

Ascending the stairs to the first floor landing there is great under eaves storage and doors off to two further bedrooms. The main bedroom has beautiful sea views, built in wardrobes with further under eaves storage and an en-suite. The en-suite comprises a shower cubicle, low level WC and wash hand basin inset into a vanity unit. The other bedroom on this level has a window to the side aspect and built in wardrobes.

The basement rooms are accessed from stairs down inside the rear conservatory entrance. This area has a hallway, two multi functional rooms with windows and wash hand basins, a WC with high level flush WC and window and a large cellar workshop which leads down to a utility area, by which the boiler is located and there is a door to outside.

There is gas central heating and double glazing.

To the front of the property there is a good size driveway leading to the garage at the rear of the property. The garden is mainly laid to lawn with mature bushes providing privacy.

To the rear of the property there is a good size garden which is mainly laid to lawn with hedging to the edges. There is further hardstanding, the garage and a further shed.

There is a long driveway which does narrow past the property and there is further hardstanding at the rear in front of the garage.



**MEASUREMENTS:** Lounge 5.80m x 4.04m (19'00" x 13'03"), Dining Room 3.86m x 3.82m (12'08" x 12'06"), Kitchen 3.82m x 2.77m (12'06" x 9'01"), Bedroom 4.84m x 4.04m (15'10" x 13'03"), Bedroom 3.82m x 3.55m (12'06" x 11'08"), Bedroom 4.76m x 3.69m (15'07" x 12'01"), Bedroom 3.42m x 2.93m (11'02" x 9'08"), Bedroom 4.25m x 2.59m (13'11" x 8'06"), Bedroom 3.55m x 2.76m (11'08" x 9'01"), Garage 8.90m x 2.73m (29'03" x 8'11").



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.

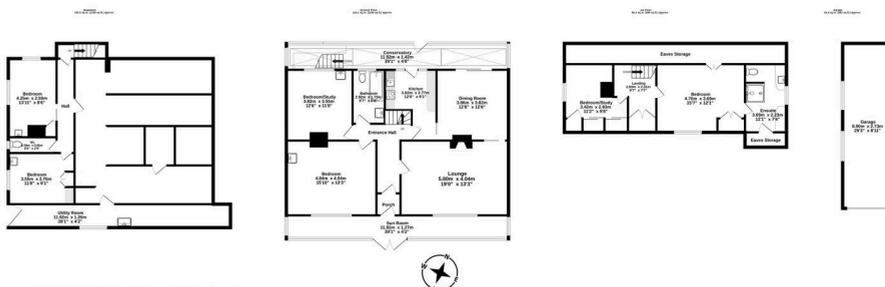


Tenure: Freehold

Council Tax Band D - £2587.36

Mains Services - Gas, Electric and Water

Broadband Speed - Ultrafast 1000 Mbps (according to OFCOM)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		