



**15 Pennyacre Road, Teignmouth**

Guide Price £380,000 – £400,000

**DART &  
PARTNERS**  
Established 1971



## 15 Pennyacre Road

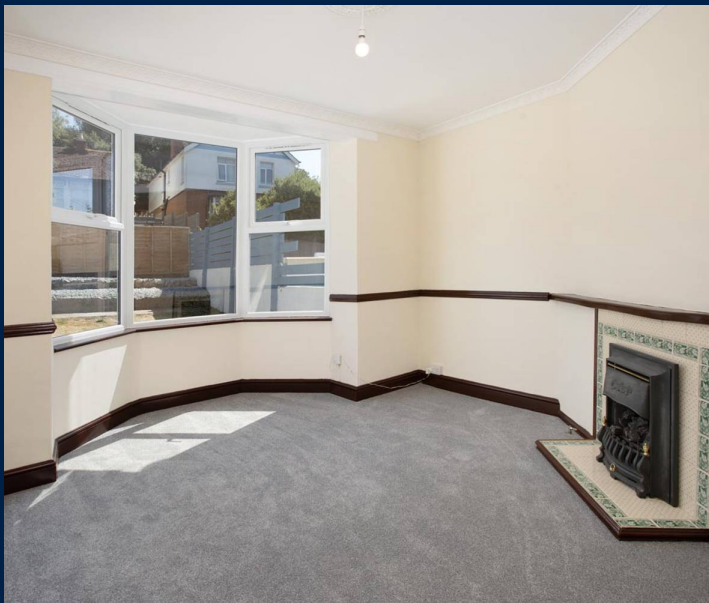
Teignmouth

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- AN EXTENDED FAMILY HOME IN SOUGHT AFTER LOCATION
- THREE/FOUR BEDROOM AND TWO RECEPTIONS
- UTILITY AND DOWNSTAIRS CLOAKROOM
- CLOSE PROXIMITY TO TOWN CENTRE AND TRAIN STATION
- NEWLY REFURBISHED THROUGHOUT
- WRAP AROUND GARDENS
- GARAGE AND DRIVEWAY
- NO ONWARD CHAIN
- GUIDE PRICE £380,000 - £400,000



Guide Price £380,000 – £400,000

A spacious **fully refurbished three-bedroom family home**, offering well-presented accommodation arranged over two floors, complemented by wrap-around gardens, driveway parking and a garage. The property has undergone a comprehensive refurbishment, including a **new kitchen, newly fitted bathroom, replacement double-glazed windows, new uPVC front and rear doors and new floor coverings throughout**, creating a fresh and modern living environment while retaining a number of character features.

The ground floor comprises a welcoming entrance porch, reception room and a spacious living room with a feature bay window, fireplace and decorative ceiling details. The newly fitted kitchen/dining room features a range of gloss wall and base units, breakfast bar and integrated appliances, with a separate utility room providing additional laundry space and access to the rear garden. A convenient cloakroom/WC completes the ground floor.

Upstairs are three bedrooms, with the principal bedroom benefiting from a bay window with **sea views** and a feature fireplace. There is also a further versatile room, ideal for use as a home office, dressing room or play room. The **newly fitted family bathroom** includes a P-shaped bath with electric shower and modern fittings.

Outside, the property enjoys attractive wrap-around gardens to three sides, incorporating lawns, patio areas, raised flower beds and a greenhouse. Further benefits include two outside taps, **driveway parking and a garage**.

Overall, this is an excellent opportunity to acquire a **fully refurbished three-bedroom home** in a highly sought after residential area with close proximity to the town centre and train station combining modern finishes and practical family accommodation with attractive outdoor space and sea views.





Accommodation briefly comprises  
Under cover porch leading to a uPVC double glazed door  
into the...

#### ENTRANCE PORCH

With uPVC double glazed window and door leading into  
the...

#### RECEPTION ROOM

A versatile room which could be used as a study,  
playroom or additional dining or living space. Radiator,  
two uPVC double glazed windows, vinyl flooring.

#### KITCHEN/DINING ROOM

Newly fitted with a matching range of gloss finished wall  
and base units with granite effect rolled edge work top  
over and breakfast bar, integrated appliances to include  
a fridge freezer, electric oven and hob with extractor fan  
over, and dishwasher. Stainless steel one and a half bowl  
sink and drainer with mixer tap, tiled splash back, uPVC  
double glazed window to rear aspect, wall mounted  
thermostatic control, under stairs storage cupboard,  
radiator, vinyl flooring.

#### UTILITY ROOM

With space and plumbing for a washing machine and  
tumble dryer, wall mounted gas boiler which controls the  
heating, uPVC double glazed window and door opening  
onto the rear garden.

#### CLOAKROOM/WC

With wash hand basin and low level WC, radiator, vinyl  
flooring.

#### LIVING ROOM

A beautifully light room with feature uPVC double glazed  
bay window to front aspect. Radiator, feature fireplace,  
shelved recess, decorative coved ceiling and ceiling rose.



Stairs rise to the first floor

#### FIRST FLOOR LANDING

Access to loft space.

#### BEDROOM ONE

With uPVC double glazed bay window enjoying a view out to sea. Feature fireplace. Radiator.

#### BEDROOM TWO

A versatile split level room which gives additional space which could make an ideal playroom or study/dressing area. Cupboard housing water tank with shelves providing storage. Radiator x 2 ,uPVC double glazed window.

#### BEDROOM THREE

With uPVC double glazed window to front aspect. Radiator.

#### BATHROOM

Fitted with a newly fitted matching white suite comprising a P-shaped bath with electric shower over and glass screen, fully tile effect paneled walls, pedestal wash hand basin with mixer tap, low level WC with Eco flush. Radiator, obscure double glazed window, vinyl flooring.

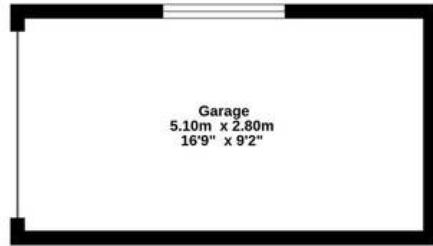
#### OUTSIDE

The property enjoys wrap around gardens to three sides. The rear garden is mainly laid to patio with wrought iron railings. Two outside taps. To the side is a further area of patio with greenhouse and paved patio area. The front aspect is laid to various areas of lawn with raised bedding areas perfect for bedding plants and potted plants. The property also benefits from DRIVEWAY PARKING and a GARAGE with up and over door.

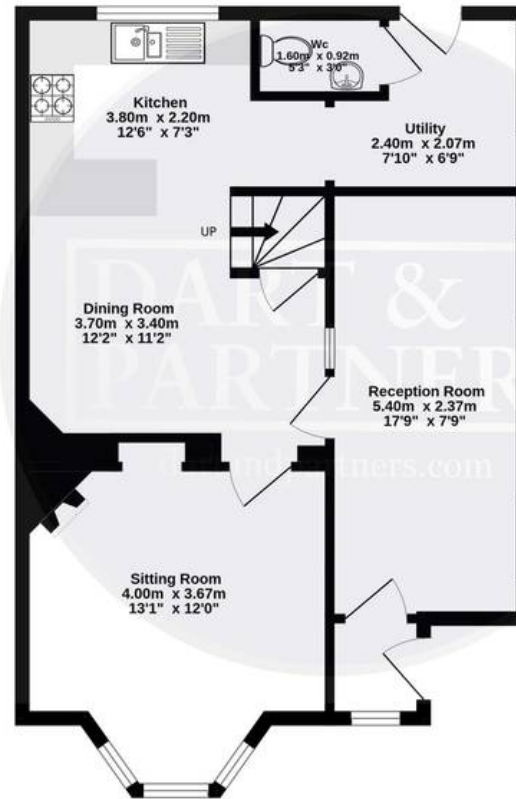
Internal viewing comes highly recommended.



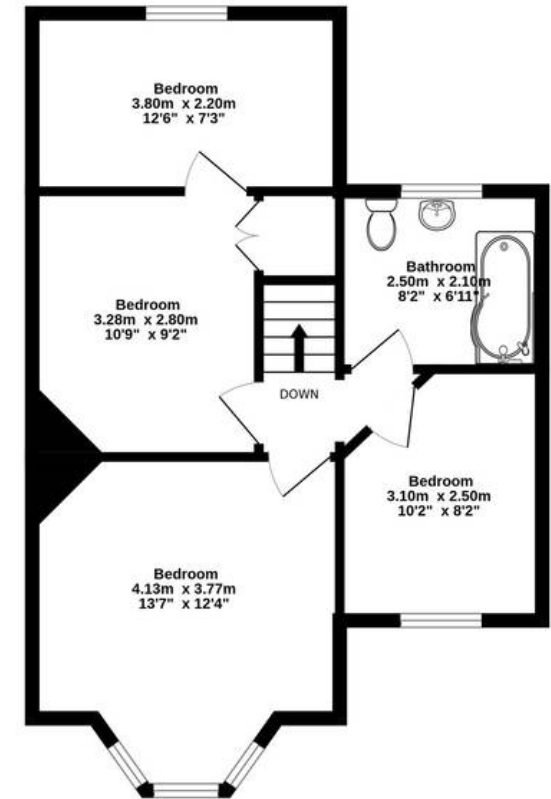
Garage  
14.3 sq.m. (154 sq.ft.) approx.



Ground Floor  
52.7 sq.m. (567 sq.ft.) approx.



1st Floor  
47.1 sq.m. (507 sq.ft.) approx.



**TOTAL FLOOR AREA : 114.1 sq.m. (1228 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.

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