



- MODERN DETACHED BUNGALOW IN CUL DE SAC LOCATION
- SITUATED IN THE POPULAR LOVELL HOMES DEVELOPMENT
- CLOSE TO THE COOMBE VALLEY NATURE RESERVE
- PARKING, GARAGE AND ATTRACTIVE FRONT AND REAR GARDENS
- SITTING ROOM/LOUNGE DINING ROOM
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS WITH FITTED FURNITURE
- MODERN BATHROOM, AMPLE STORAGE

**Moor View Drive, Teignmouth, TQ14 9UR**

**OIEO £315,000**

Opportunity to purchase a well presented modern detached bungalow in a cul de sac location on the popular Lovell Homes development in close proximity to the nearby Coombe Valley nature reserve. The bungalow benefits from off road parking an attached garage and appealing attractive front and rear landscaped gardens. The well presented internal accommodation briefly comprises; a lounge dining room, modern fitted kitchen, two double bedrooms with fitted furniture, bathroom and ample storage.



## Property Description

Recessed entrance to a uPVC obscure double glazed entrance door with leaded lattice-work into...

### ENTRANCE HALLWAY

Hatch and access to loft space, radiator, door to cloaks cupboard with fitted shelving. Doors to...

### SITTING ROOM/LOUNGE DINER

uPVC double glazed window overlooking the rear aspect in a southerly direction with open views across the rear gardens to open farmland and with sea glimpses in the distance, radiator, feature fireplace with inset coal effect gas fire and back boiler providing the domestic hot water supply and gas central heating throughout the property. Door through to...

### KITCHEN

Modern fitted kitchen with range of high gloss cupboard and drawer base units under laminate rolled edge work surfaces, attractive tiled splash backs, plumbing for slimline dishwasher, plumbing for washing machine, space for cooker, further under counter appliance space, radiator, corresponding eye level units with glazed display cabinets, under counter lighting, concealed extractor hood, Franke single drainer stainless steel sink unit with mixer tap over, uPVC double glazed door and window with outlook similar to the main reception room, and giving access to the rear gardens.



### BEDROOM ONE

uPVC double glazed square bay window overlooking the front gardens with deep display sill, radiator, range of fitted wardrobes with hanging rails and fitted shelving.

### BEDROOM TWO

uPVC double glazed window overlooking the front aspect, radiator, fitted desk unit with drawers, corresponding shelving and wall mounted unit.

### BATHROOM

Fully tiled bathroom with corresponding suite comprising panelled handled bath, mixer tap and fitted shower over, low



level WC, pedestal wash hand basin, radiator, shaver socket, uPVC obscure double glazed window. Door to airing cupboard with slatted shelving and factory lagged hot water cylinder.

#### OUTSIDE

The front of the bungalow is approached over a tarmac driveway providing **OFF ROAD PARKING** and leading to an **ATTACHED GARAGE**. There is a paved pathway leading to the main entrance and also to a gated access to the rear gardens. The front gardens are predominantly laid to lawn with a well stocked feature slate bed and gravel borders to the front of the bungalow. The rear are also accessed via the kitchen and have been thoughtfully landscaped with a paved patio/seating area with wrought iron balustrading, enjoying the passage of the sun throughout the day with an outlook across the garden to open farmland. Outside water tap. A paved walkway extends to the rear of the garage where there is an additional patio door and courtesy door to garage. Level area of lawn. Between the main sun terrace and lawn are steps down to a well stocked and tended rockery style garden with a variety of shrubs and evergreens.

#### GARAGE

Attached garage with metal up and over door, power and lighting, overhead storage, courtesy door to rear.

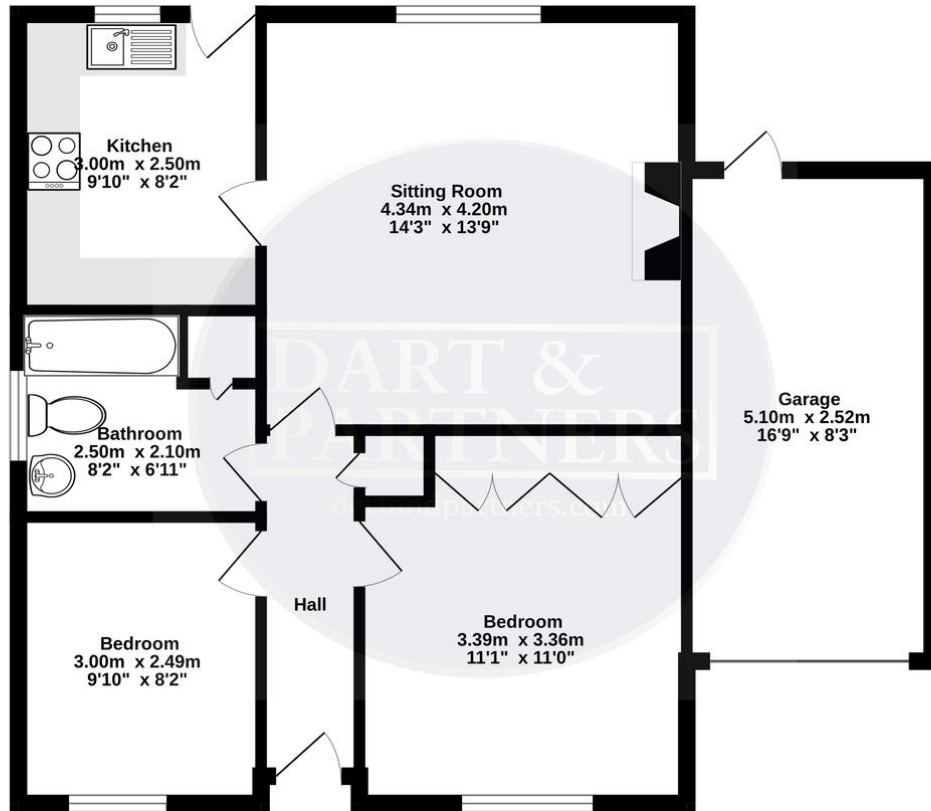
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C

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**Ground Floor**  
67.4 sq.m. (725 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	81	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 67.4 sq.m. (725 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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