



28 Moor View Drive, Teignmouth, TQ14 9UN

£285,000 Freehold

Detached Bungalow • Two Bedrooms • Great Access To Nature Reserve & Bus Service • Lounge • Conservatory/Dining Room • Kitchen • Bathroom • Generous Well Maintained Gardens • Driveway & Detached Garage • EPC – C

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the key to your home



Stepping into the entrance hallway, there is access to the loft space, a storage cupboard with shelving also housing the gas boiler and doors off to the principal rooms.

The living room overlooks the generous rear garden and has a feature fireplace with a glazed door leading out to the conservatory/dining room which is a lovely bright good sized space with sliding patio doors out to the rear garden.

The kitchen overlooks the front and is fitted with wood wall and base units incorporating drawers with worktop and tiled splash backs. There is plumbing and space for a washing machine and space for further appliances. A glazed door leads out to the side of the property.

A bedroom overlooks the rear garden and has plentiful built in storage including double wardrobes and drawers. A further bedroom overlooks the front of the property.

The bathroom comprises bath with electric shower over, pedestal wash hand basin and low level WC. There is an obscure glazed window and shaver point.

The property enjoys driveway parking outside leading up to the detached single garage. The front garden is well maintained with a gently sloping lawn and pathway to the front door. Gates at either side give access to the rear.

The rear garden is well maintained with a large lawn enclosed by fence boundary and established planting. There is a decked area outside the conservatory large enough for garden furniture. To one side, steps lead down from the decking to the side of the property to a further good sized paved area large enough for further garden furniture and drying clothes. To the other side of the bungalow, there is a garden shed and pathway to the front.



This detached bungalow sits in a lovely quiet tucked away position in a popular area and enjoys generous enclosed rear and side gardens. There is driveway parking and a detached garage. The addition of a good size conservatory provides the accommodation with a further useful versatile space currently used as the dining room. There is a pathway just a stones throw away which accesses the lovely Coombe Valley nature reserve.



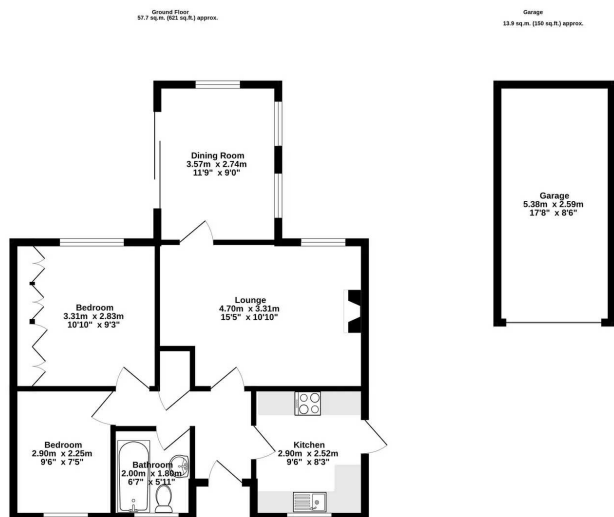
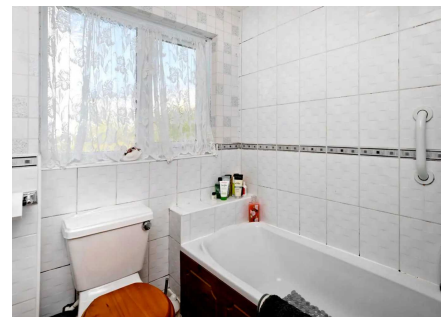
Detached two bedroom bungalow with great access to nature reserve and local bus service. Situated in a tucked away position in a popular area, the accommodation comprises lounge, conservatory, kitchen and bathroom. Generous well maintained side and rear gardens, driveway parking & detached garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



MEASUREMENTS:

Lounge 15' 5" x 10' 10" (4.7m x 3.31m),

Kitchen 9' 6" x 8' 3" (2.9m x 2.52m),

Conservatory/Dining Room 11' 9" x 9' (3.57m x 2.74m),

Bedroom 10' 10" x 9' 3" (3.31m x 2.83m),

Bedroom 9' 6" x 7' 5" (2.9m x 2.25m),

Bathroom 6' 7" x 5' 11" (2m x 1.8m),

Garage 17' 8" x 8' 6" (5.38m x 2.59m)

TOTAL FLOOR AREA - 71.6 sq.m. (773 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The accuracy of all dimensions shown here is not intended and no guarantee is given as to their accuracy or efficiency can be given. Plans will be made available on request.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		