



- MODERN DETACHED FAMILY HOME IN POPULAR RESIDENTIAL LOCATION
- SITUATED CLOSE TO THE COOMBE VALLEY NATURE RESERVE
- SITTING ROOM/LOUNGE, SEPARATE DINING ROOM, KITCHEN
- GROUND FLOOR CLOAKROOM, UNDER STAIRS STORAGE
- FOUR BEDROOMS, FAMILY BATHROOM
- FRONT AND REAR GARDENS
- GARAGE AND PARKING
- SOME SEA VIEWS

Moor View Drive, Teignmouth, TQ14 9UR

OIEO £340,000

Opportunity to purchase a modern detached four bedroom family home on the popular "Lovell Homes" development, situated in close proximity to the Coombe Valley nature reserve. This detached house has a spacious reception room, separate dining room, kitchen, and ground floor cloakroom, and to the first floor four bedrooms and a family bathroom complete the internal accommodation. Outside there are front and rear gardens, garage and off road parking.



Property Description

Covered entrance with courtesy lighting to a uPVC obscure double glazed entrance door with leaded lattice-work and corresponding side panels through to...

ENTRANCE HALLWAY

Door to cloakroom. Door to deep walk-in under stairs store cupboard. Radiator. Feature archway. Multi-paned door through to...

CLOAKROOM

uPVC obscure double glazed window, low level WC, corner wash hand basin set into vanity unit with tiled splash back.

SITTING ROOM/LOUNGE

uPVC double glazed square bay window with views over neighbouring properties extending across Teignmouth with glimpses out to sea and rural Shaldon. Two radiators. Further uPVC double glazed window overlooking the front aspect and approach.

DINING ROOM

uPVC double glazed French patio doors with outlook and giving access onto the enclosed rear gardens, radiator, serving hatch through to kitchen.

KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces, space and plumbing for washing machine, further appliance space, one and a half bowl drainer sink unit with mixer tap over, four ring gas hob, integrated double oven, tiled splash backs, corresponding eye level units with concealed extractor, under counter lighting, cupboard housing Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, radiator, window and door with outlook and access to the rear gardens.

From the entrance hallway, stairs rise to a...





SPACIOUS FIRST FLOOR LANDING

Hatch and access to loft space, door to linen cupboard with slatted shelving, uPVC obscure double glazed window with nautical theme. Doors to...

BEDROOM ONE

uPVC double glazed window overlooking the front aspect with delightful views extending from Haldon moor down across the Coombe Valley nature reserve, across Teignmouth and out to sea taking in Teignmouth's back beach, Shaldon, the Ness and out to sea. Range of fitted bedroom furniture including wardrobes, dressing table, drawer units and bedside cabinets.



BEDROOM TWO

uPVC double glazed window overlooking the rear gardens, radiator.

BEDROOM THREE

uPVC double glazed window with similar outlook to bedroom one, radiator.

BEDROOM FOUR

uPVC double glazed window with similar outlook to bedroom two, radiator. Door to built in wardrobe with hanging rail and fitted shelving.

FAMILY BATHROOM

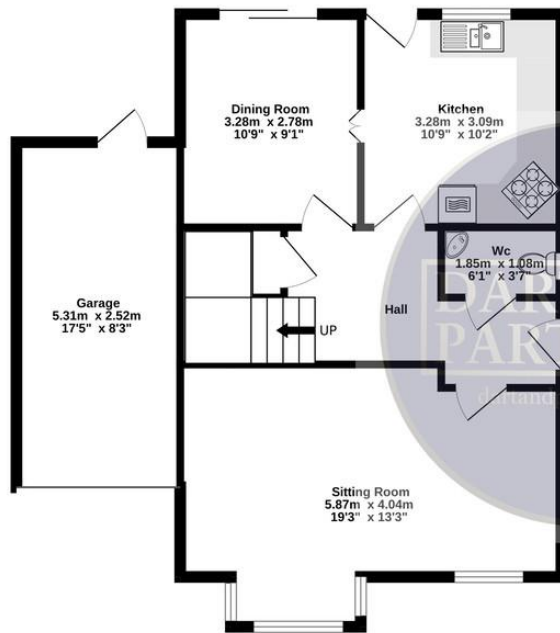
Fully tiled with suite comprising bath with mixer tap and shower attachment, glazed shower screen, low level WC, wash hand basin set into vanity unit, radiator, uPVC obscure double glazed window, shaver socket.

OUTSIDE

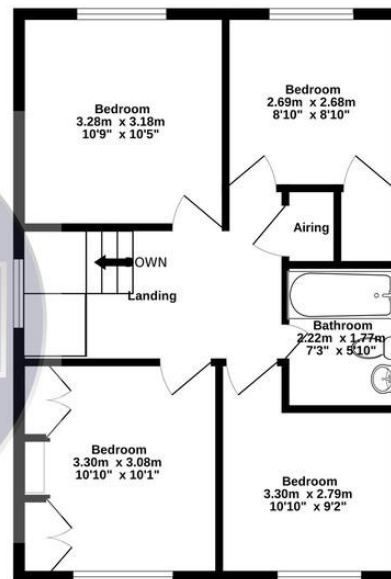
To the front of the property is a tarmac driveway providing tandem **OFF ROAD PARKING** and leading to an **ATTACHED GARAGE**. The front gardens have been designed with ease of maintenance in mind with raised retained gravel beds with a variety of mature palms. There is a central paved stairway leading to the front and side of the property and in turn to the main entrance. Gated access to both sides of the property



Ground Floor
65.8 sq.m. (708 sq.ft.) approx.



1st Floor
50.8 sq.m. (547 sq.ft.) approx.



TOTAL FLOOR AREA : 116.6 sq.m. (1255 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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leasing to the rear gardens which are fully enclosed, ideal for those with small children and/or pets. The gardens are also accessed via the kitchen and dining room, immediately leading to an attractive paved patio/seating area with steps to a terrace with artificial grass. Gravel bed and steps lead to an upper terrace, through a pergola onto an additional level artificial grass area with well stocked flower bed borders. Outside water tap.

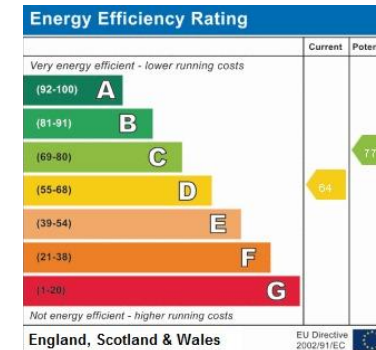
GARAGE

Metal up and over door, power and light, overhead storage, courtesy door to rear.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



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