



- A MODERN DETACHED WELL PRESENTED FAMILY HOME
- SITUATED IN CUL DE SAC LOCATION IN POPULAR DEVELOPMENT
- OPEN PLAN DUAL ASPECT LOUNGE DINING ROOM
- MODERN FITTED KITCHEN
- GROUND FLOOR SHOWER ROOM, AMPLE STORAGE
- THREE BEDROOMS, FAMILY BATHROOM
- FRONT AND REAR GARDENS, GARAGE AND PARKING
- SEA, RIVER AND RURAL VIEWS

Moor View Drive, Teignmouth, TQ14 9UZ

OIEO £300,000

A modern detached well presented family home, located at the top of the Lovell Homes development on a quiet cul de sac. The appealing property has front and rear gardens, garage and off road parking and enjoys sea, river and rural views. The internal accommodation briefly comprises; open plan dual aspect lounge dining room, modern fitted kitchen, ground floor shower room, three bedrooms and family bathroom.



Property Description

Canopied entrance with courtesy lighting to a uPVC obscure double glazed entrance door leading through to the...

ENTRANCE HALLWAY

Feature arch. Stairs rising to the upper floor. Radiator. Door to useful deep under stairs store cupboard. Further door to cloaks cupboard with hanging rail. Doors to...

GROUND FLOOR SHOWER ROOM

Fully tiled with suite comprising low level WC, pedestal wash hand basin, shower cubicle with sliding glazed door/screen, fitted Mira Sport shower, radiator, uPVC obscure double glazed window.

From the hallway, a multi-paned door with corresponding side screen through to...

DUAL ASPECT LOUNGE/DINING ROOM

LOUNGE AREA: uPVC double glazed window overlooking the front aspect and approach, feature fireplace with inset coal effect gas fire, wooden surround and mantle over. Open through to **DINING AREA:** Radiator, space for table and chairs, uPVC double glazed door and window with outlook and giving access to the rear gardens and with views in an easterly direction across the Coombe Valley nature reserve.

KITCHEN

Modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge work surfaces, corner carousel unit, sliding shelf unit, space for cooker, further under counter appliance space, single drainer stainless steel sink unit with mixer tap over, space for upright fridge freezer, tiled splash backs, corresponding eye level units with extractor hood, wall mounted Worcester Green Star gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC double glazed window and door with outlook and access onto the rear gardens, with similar views to that of the dining room.





Stairs rising to the...

FIRST FLOOR LANDING

uPVC double glazed window to side aspect, hatch and access to loft space. Door to airing cupboard with factory lagged hot water cylinder and slatted shelving. Doors to...

BEDROOM ONE

uPVC double glazed window to rear aspect overlooking the rear gardens into the nearby Coombe Valley nature reserve, with views extending towards Haldon moor, across Teignmouth and into the river Teign estuary taking in Shaldon, the Ness, and out to sea. Radiator. Double doors to built in wardrobe with hanging rail and fitted shelving.

BEDROOM TWO

uPVC double glazed square bay window overlooking the front aspect with rural view, radiator. Door to built in wardrobe with hanging rail and fitted shelving.

BEDROOM THREE

uPVC double glazed window to rear enjoying the rural, river and sea views. Radiator. Door to built in wardrobe with hanging rail and fitted shelving.

FAMILY BATHROOM

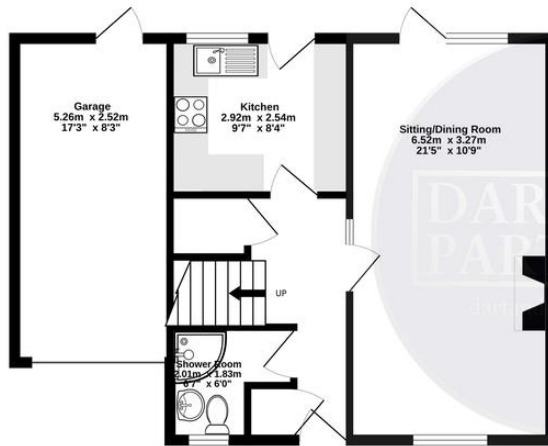
Fully tiled walls, corresponding suite comprising panelled handled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, shaver socket, radiator, uPVC obscure double glazed window.

OUTSIDE

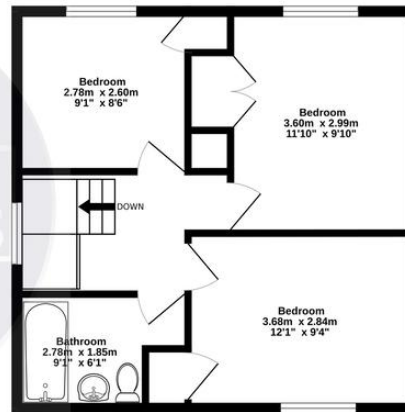
The property is approached over a tarmac driveway providing **OFF ROAD PARKING** and leading to an **ATTACHED GARAGE**. Gated access through to the rear. A paved pathway leads to the main entrance through a low maintenance garden with gravel and well stocked flower beds. To the rear, with access from both the kitchen and dining room, is a level lawn and paved patio which enjoys the passage of the sun throughout the day. Outside water tap. External lighting. Courtesy door through to garage. The main



Ground Floor
53.0 sq.m. (571 sq.ft.) approx.



1st Floor
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA : 94.7 sq.m. (1019 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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lawn is enclosed by mature borders and a short flight of steps lead down to an enclosed lower terrace, gravelled with paved stepping stones and well stocked flower bed surrounds. Enjoying panoramic views.

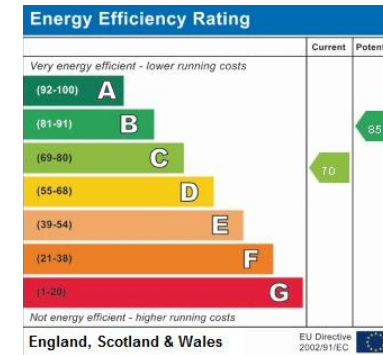
GARAGE

With metal up and over door, power and lighting, overhead storage.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



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