



A well-presented two-bedroom semi-detached house. Benefitting from driveway parking, a garage and a spacious south facing garden. The property is well presented throughout and is perfect for first time buyers, landlords or those looking for a holiday home. A viewing is highly recommended.

24 Moor View Drive | Teignmouth | TQ14 9UN



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House  
Freehold



SIZE

817 sq ft



LOCATION

Town



AGE

1980s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

South Facing Garden



EPC RATING

71 C



COUNCIL TAX BAND

B



### in a nutshell...

- Spacious Property
- Well Presented Throughout
- Garage and Driveway Parking
- Close to Local Primary Schools
- Close to Local Public Transport Links
- Spacious Kitchen/Diner
- South Facing Garden
- Two Double Bedrooms
- Close to Coombe Valley Nature Reserve







## the details...

A fabulous semi-detached property with two bedrooms, a utility room/garage, parking and an enclosed southeast facing rear garden, in the popular seaside town of Teignmouth.

Inside, it is beautifully presented with light and neutral décor throughout, and it feels warm and welcoming with gas central heating and double-glazing.

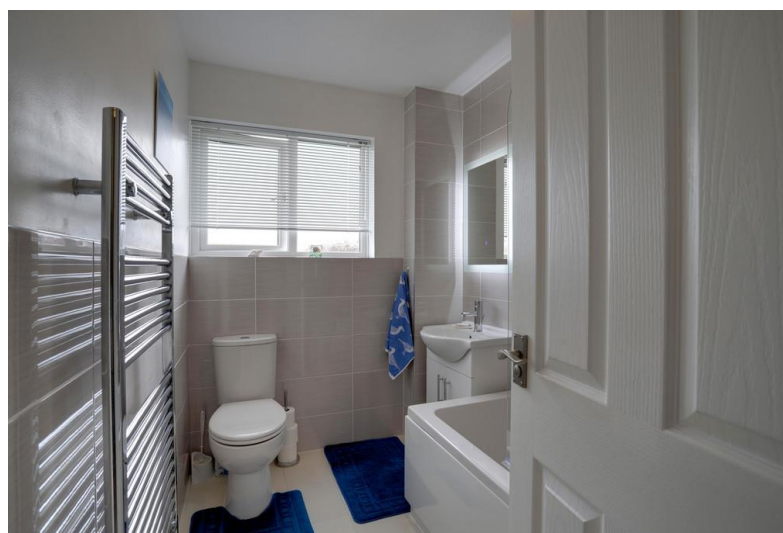
The accommodation comprises on the ground floor, an entrance hallway with a staircase to the first floor, a spacious living room with a deep under-stairs cupboard and loads of light from a wide window to the front, and a light and airy kitchen/dining room that has ample space for a dining table and seating, ideal for any occasion, a glazed door to the garden, and a modern fitted kitchen that has plenty of worktop and cupboard space, under-cabinet feature lighting, a fan-oven, ceramic hob, an integrated fridge/freezer, and space with plumbing for a dishwasher.

Upstairs, the master bedroom is a spacious double with a built-in wardrobe above the stairs, a second smaller double with a built-in wardrobe has a distant Sea view, a family bathroom with a modern white suite comprising of a bath with a shower and glass screen above, a WC, a vanity unit, and a chrome heated towel rail, and the landing has an airing cupboard with slatted shelving for linen.

Outside, the rear half of the garage has been converted into a utility room with worktops, storage, a sink, and plumbing for a washing machine, and a wall-mounted condensing combi-boiler that provides the central heating and hot water on demand. The remainder of the garage provides plentiful storage and has an up and over door to the driveway where there is parking for one car with more available on-road nearby if required.

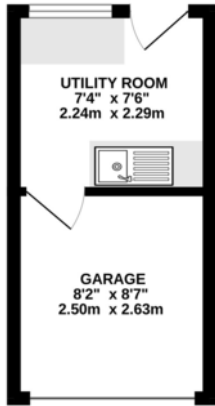
The rear garden is a decent size, is beautifully landscaped, fully enclosed making it pet friendly, and faces Southeast, enjoying long hours of summer sunshine. It is split-level with paved terraces, great for alfresco dining or a barbecue, and well-stocked beds of plants, shrubs, flowers, and ornamental trees. There is an outside tap for convenience and a gate provides alternative access to the front.

Tenure – Freehold  
Council Tax Band - B

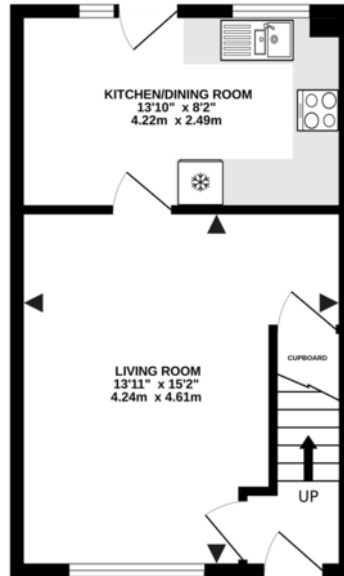


# the floorplan...

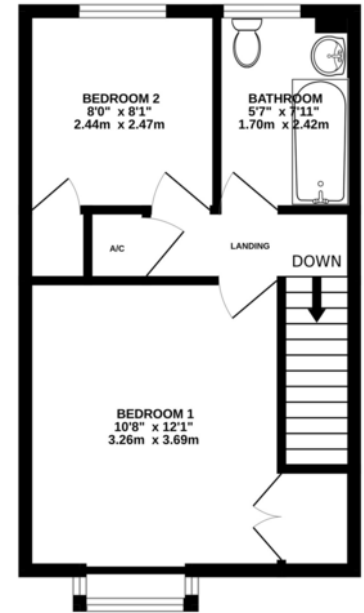
GARAGE  
139 sq.ft. (12.9 sq.m.) approx.



GROUND FLOOR  
335 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) 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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## the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered for with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter convenient facilities.

### Shopping

Late night pint of milk: Spar 0.9 miles

Town Centre: Teignmouth 1.1 miles

Supermarket: Lidl 1.1 miles

### Relaxing

Beach: Teignmouth 1.3 miles

Park: 1.3 miles

Dog walk or cycle route: 1.7 mile

### Travel

Bus stop: Moor View Drive 0.2 miles

Train station: 1.2 miles

Main travel link: A380 4 miles

### Schools

Our Lady & St Patrick's Primary School: 0.2 miles

Teignmouth Community School: 1.1 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 9UN**







Need a more complete picture? Get in touch with your local branch...

Tel [01626 870 870](tel:01626870870)  
Email [teignmouth@completeproperty.co.uk](mailto:teignmouth@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

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