



- IMMACULATELY PRESENTED DETACHED FAMILY HOME
- CLOSE TO COOMBE VALLEY NATURE RESERVE
- LOUNGE/DINING ROOM
- WELL APPOINTED KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- GARAGE AND DRIVEWAY PARKING
- uPVC D/G, GAS C/H
- LANDSCAPED REAR GARDENS AND PATIO

Moor View Drive, Teignmouth, TQ14 9UN

Guide Price £325,000

A modern detached family home located towards the end of a quiet cul de sac on the popular Lovell Homes development with convenient access to all local amenities and schools, also in close proximity of the Coombe Valley nature reserve. The immaculately presented and tastefully decorated accommodation briefly comprises entrance hallway, lounge/dining room with outlook and access the rear patio and gardens, a well appointed kitchen/breakfast room, three bedrooms and a family bathroom. Off road parking and garage.



Property Description

A modern detached family home located towards the end of a quiet cul de sac on the popular Lovell Homes development with convenient access to all local amenities and schools, also in close proximity of the Coombe Valley nature reserve. The immaculately presented and tastefully decorated accommodation briefly comprises entrance hallway leading to a lounge/dining room with outlook and access onto a landscaped rear patio and gardens, a well appointed kitchen/breakfast room, and to the first floor three bedrooms and a family bathroom complete the internal accommodation. Outside there is off road parking, a garage and gardens.

Canopied entrance to uPVC obscure double glazed entrance door into....

ENTRANCE HALLWAY

Stairs rising to first floor, door to cloaks cupboard, multi paned door through to....

LOUNGE/DINING ROOM

uPVC double glazed window overlooking the rear patio and gardens, uPVC double glazed door and corresponding side screen with outlook and giving access to the rear gardens, radiator, recessed arches.

KITCHEN

Modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge work surface, integrated fridge and freezer, fitted brushed chrome electric oven, corresponding four ring gas hob with chimney style extractor over, attractive tiled splashbacks, one and a half bowl stainless steel drainer sink unit with mixer tap over, space and plumbing for automatic washing machine, further appliance space, radiator, corresponding eye level units, dual aspect with uPVC double glazed windows overlooking the front aspect and approach, window to side aspect.

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





FIRST FLOOR LANDING

Hatch and access to loft space, doors to store cupboards with hanging rail and fitted shelving, doors to....

BEDROOM 1

uPVC double glazed window to the front aspect with views into the nearby Coombe Valley nature reserve, radiator. Door to built in wardrobe with hanging rail and fitted shelving.

BEDROOM 2

uPVC double glazed window overlooking the rear gardens, radiator, door to built in wardrobe.

BEDROOM 3

uPVC double glazed window overlooking rear gardens, radiator.

FAMILY BATHROOM

Modern white suite with panelled bath, fitted shower and glazed shower screen, pedestal wash hand basin, low level WC, obscure uPVC double glazed window, shaver socket, ladder style towel rail/radiator.

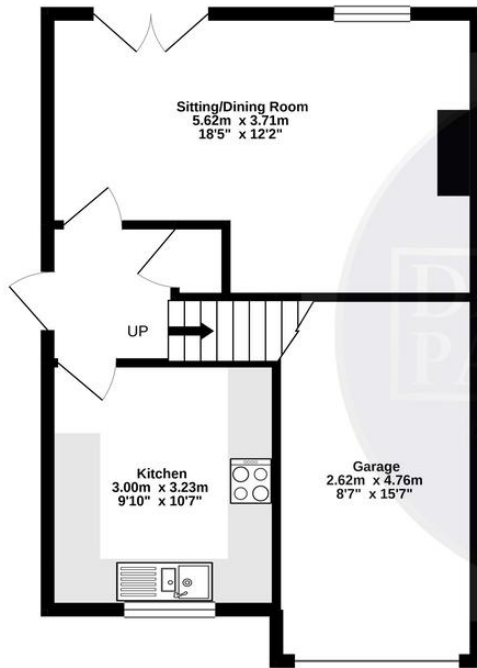
OUTSIDE

The property is approached over a tarmac tandem driveway providing OFF ROAD PARKING and leading to the GARAGE. The front gardens are laid to lawn with a paved footpath leading to the entrance and beyond this, gated access to the fully enclosed rear gardens. The rear gardens have been wonderfully landscaped with access from the lounge/dining room onto a paved patio with raised retained gravel bed with steps rising to the upper level being designed in a rockery style with ease of maintenance in mind with further area of lawn at the head of the garden. Views towards Coombe Valley and Haldon Moor are enjoyed from the garden which benefits from the passage of the sun throughout the day. Side pathway with external water supply, further gated access to the front.

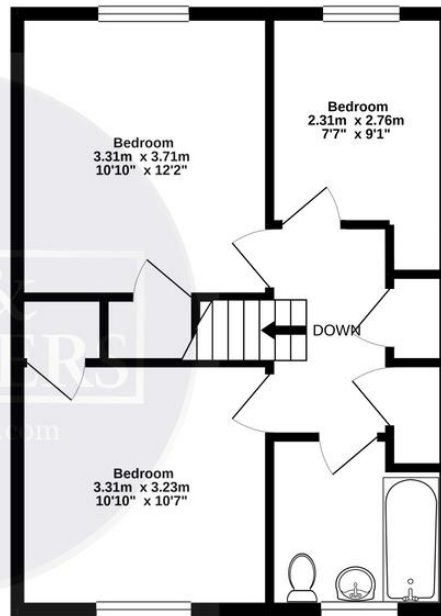
GARAGE

Detached garage with metal up and over door, power and

Ground Floor
45.1 sq.m. (485 sq.ft.) approx.



1st Floor
43.8 sq.m. (471 sq.ft.) approx.



TOTAL FLOOR AREA : 88.9 sq.m. (957 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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lighting, wall mounted gas boiler providing the domestic hot water supply and gas central heating throughout the property.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements