



- SUPERBLY PRESENTED SEMI DETACHED FAMILY HOME
- IN QUIET CUL DE SAC ON POPULAR LOVELL HOMES DEVELOPMENT
- CLOSE TO COOMBE VALLEY NATURE RESERVE
- MODERN FITTED KITCHEN
- SPACIOUS RECEPTION ROOM WITH ACCESS ONTO ENCLOSED REAR GARDEN
- THREE BEDROOMS, MODERN FAMILY BATHROOM
- FRONT AND REAR GARDENS
- PARKING AND DETACHED GARAGE
- GAS CENTRAL HEATING, DOUBLE GLAZING INSTALLED

**Moor View Drive, Teignmouth, TQ14 9UN**

**£295,000**

Opportunity to purchase a superbly presented semi-detached three bedroom family home on the ever popular Lovell Homes development in a quiet cul de sac with access to the nearby Coombe Valley Nature Reserve. The tastefully decorated property has a modern fitted kitchen, a spacious reception room with access onto the appealing enclosed gardens, on the first floor there are three bedrooms and a modern family bathroom. Front and rear gardens, parking and detached garage. Gas central heating and double glazing is installed throughout the property.



## Property Description

Canopied entrance, uPVC obscure double glazed entrance door with corresponding side panel into...

### ENTRANCE HALLWAY

Stairs to first floor, radiator. Doors to...

### LOUNGE/DINING ROOM

uPVC double glazed window and door with outlook and giving access onto the enclosed rear gardens. Radiator, feature arches, wall hung electric fire, space for table and chairs, door to useful under stairs storage cupboard.

### KITCHEN

Modern fitted kitchen with modern high gloss cupboard and drawer base units under laminate rolled edge work surface, single drainer stainless steel sink unit with mixer tap over, brushed chrome electric oven, four ring gas hob, chimney style extractor over, metro tiled splash backs, corresponding eye level units, recessed display shelving, space for upright fridge freezer, plumbing for washing machine, uPVC double glazed window overlooking the front aspect and approach, uPVC obscure double glazed door to a SIDE PORCH with uPVC double glazed window overlooking the driveway, uPVC double glazed door giving access to the side of the property.

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

### FIRST FLOOR LANDING

Hatch and access to loft space. door to deep linen cupboard with slatted shelving and wall hung Ideal gas boiler providing the domestic hot water supply and gas central heating throughout the property. Doors to...

### BEDROOM

uPVC double glazed window overlooking the front aspect, radiator.

### BEDROOM

uPVC double glazed window overlooking the rear aspect and gardens, radiator.





### BEDROOM

uPVC double glazed window to rear aspect, radiator.

### BATHROOM

Modern fitted bathroom with suite comprising a panelled handled bath with fitted dual function shower, glazed shower screen, pedestal wash hand basin, WC, uPVC obscure double glazed window, recessed spotlighting, fitted extractor, ladder style towel rail/radiator.

### OUTSIDE

To the front of the property there is an area of lawn with hedgerow and flower bed borders with an oval stone flower bed feature. The front garden divides attractive brick pavia pathway and driveway. The pathway leads to the main entrance and the driveway provides TANDEM OFF ROAD PARKING and leads to a DEATCHED GARAGE. Outside water tap. Gated access through to a side pathway. The pathway leads to the rear gardens which are also accessed via the main reception room, which gives direct access onto a large paved patio area which offers a high degree of privacy and seclusion whilst enjoying the passage of the sun throughout the day. Raised retained flower beds. Steps leading to a predominantly level lawn with well stocked mature flower bed borders.



### GARAGE

Detached garage with metal up and over door. Power, lighting, over head storage, window to rear, courtesy door to side pathway.

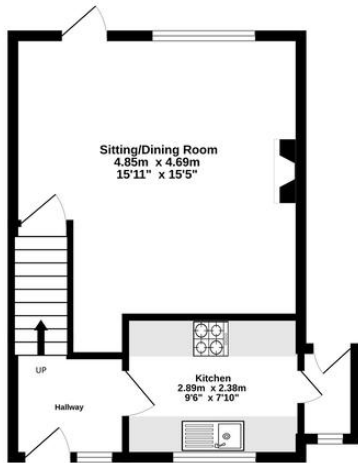
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band C

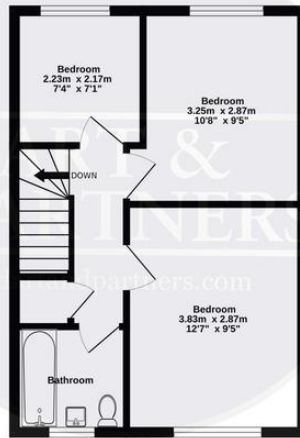
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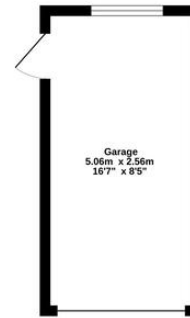
Ground Floor  
35.5 sq.m. (382 sq.ft.) approx.



1st Floor  
34.5 sq.m. (371 sq.ft.) approx.



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



**TOTAL FLOOR AREA : 83.0 sq.m. (893 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

[www.dartandpartners.com](http://www.dartandpartners.com)  
01626 772507  
[property@dartandpartners.com](mailto:property@dartandpartners.com)

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