



- WELL PRESENTED DETACHED HOUSE IN POPULAR LOCATION
- LOUNGE/DINING ROOM, MODERN FITTED KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- FRONT AND REAR GARDENS
- GARAGE AND DRIVEWAY
- uPVC D/G, GAS C/H

Haytor Close, Teignmouth, TQ14 9UW

OIEO £280,000

A modern detached family home on a corner plot, with off road parking, garage, appealing terrace and well stocked gardens. The accommodation briefly comprises lounge/dining room, modern fitted kitchen, three bedrooms, shower room. uPVC double glazing and gas central heating installed throughout the property.





## Property Description

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

### ENTRANCE HALLWAY

Stairs rising to upper floor, door to cloaks cupboard, doors to....

### LOUNGE/DINING ROOM

uPVC double glazed window overlooking the rear patio and gardens, uPVC double glazed French patio doors with outlook and access onto the sun terrace and gardens with pleasant views over nearby properties. Dining area with radiator, space for table and chairs, open through to main reception with feature recessed arches, wall hung gas fire with display shelving.

### KITCHEN

Modern fitted kitchen with range of cupboard and drawer base units under wooden worktops, space and plumbing for washing machine, space for cooker, attractive splashback and chimney style extractor hood over, single drainer stainless steel sink unit with mixer tap over, corresponding eye level units, space for upright fridge freezer, radiator, uPVC double glazed windows to front and side aspects.

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

### FIRST FLOOR LANDING

Hatch and access to loft space, door to airing cupboard with factory lagged hot water cylinder and fitted shelving, further door to a wardrobe/cloak cupboard with hanging rail and fitted shelving. Doors to....

### BEDROOM

uPVC double glazed window overlooking the front gardens and approach, radiator, door to built in wardrobe with hanging rail and fitted shelving.

### BEDROOM

uPVC double glazed window overlooking the terrace and







gardens with views in a south-easterly direction, radiator, door to built in wardrobe.

#### BEDROOM

uPVC double glazed window enjoying pleasant views into the garden, radiator, door to built in wardrobe.

#### MODERN FITTED SHOWER ROOM

Metro tiling, shower cubicle with glazed sliding doors and screen, fitted Triton shower, drying area, low level WC, wash hand basin set into high gloss vanity units, radiator, uPVC obscure double glazed window.

#### OUTSIDE

The property has both pedestrian and vehicular access with a paved pathway from Moor View Drive, leading through a well stocked front garden with a variety of shrubs, trees, evergreens and mature Torbay Palm. The pathway leads to the main entrance. From Haytor Close there is a tarmac tandem driveway providing off road parking and leading to the attached garage with recently installed twin doors power, light and water supply, again with well stocked and tended gardens with natural hedgerow border. Accessed from the lounge dining room is a fully enclosed south facing garden with a paved sun terrace overlooking the main garden, Timber garden shed. The gardens are predominantly laid to lawn and well stocked with mature trees, Torbay palm and a variety of plants.



The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.

MATERIAL INFORMATION - Subject to legal verification

Freehold

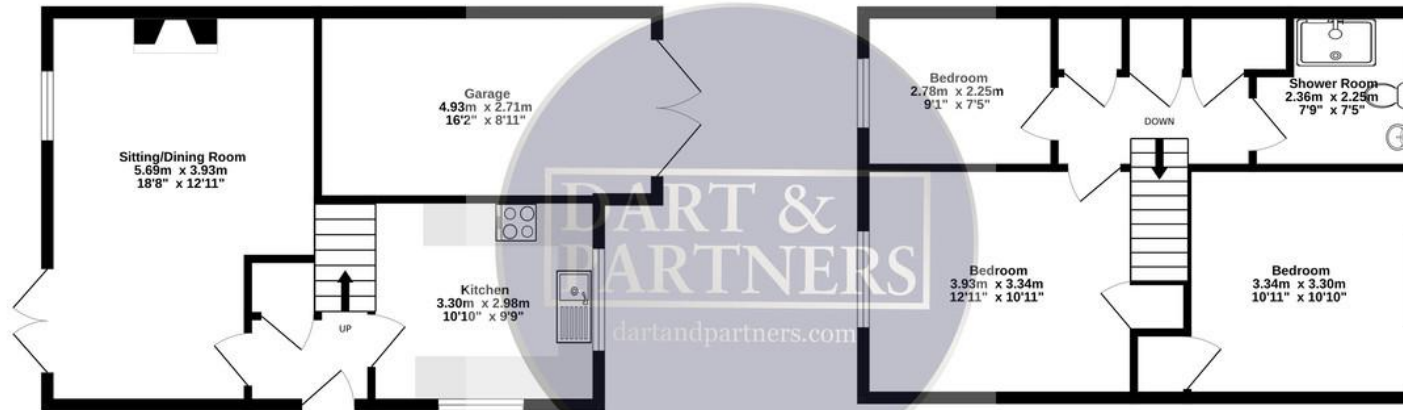
Council Tax Band C

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**Ground Floor**  
47.3 sq.m. (510 sq.ft.) approx.

**1st Floor**  
44.8 sq.m. (482 sq.ft.) approx.



**TOTAL FLOOR AREA : 92.2 sq.m. (992 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>	70	
(55-68)	<b>D</b>		
(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	



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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