



- MODERN TERRACED FAMILY HOME IN CUL DE SAC LOCATION
- RECEPTION ENJOYING RURAL VIEWS
- FITTED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM, CLOAKROOM
- GARDENS AND PARKING
- NO ONWARD CHAIN

Harts Close, Teignmouth, TQ14 9HG

Guide Price £200,000

A modern terraced three bedroom family home situated in a popular residential area at the end of a quiet cul de sac. The accommodation over three levels briefly comprises; reception enjoying rural views and access onto the enclosed rear gardens, fitted kitchen, three bedrooms, family bathroom, cloakroom, gardens, off road parking.



Property Description

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uPVC obscure double glazed entrance door and corresponding side panel into...

ENTRANCE HALLWAY

Dimplex night storage heater, door to airing cupboard with factory lagged hot water cylinder and slatted shelving. Doors to...

CLOAKROOM

Low level WC, wall hung corner wash hand basin with tiled splash back, fitted extractor.

BEDROOM ONE

Two skylight windows with fitted blinds, enjoying views over the rear aspect, across west Teignmouth to rural Bishopsteignton, extending from Haldon moor, over the nearby Coombe Valley nature reserve to the river Teign estuary and open farmland beyond. Hatch and access to loft space.

Stairs descend to a...

MID LEVEL LANDING

Doors to...

BEDROOM TWO

Skylight window overlooking the rear gardens with similar rural views to bedroom one, Dimplex night storage heater.





BEDROOM THREE

Skylight window with deep sill, taking in the aforementioned rural views and overlooking the rear garden, Dimplex night storage heater.



FAMILY BATHROOM

P-shaped shower bath with curved glazed shower screen, mixer tap with shower attachment, low level WC, wash hand basin set into vanity unit, fully tiled walls, wall hung Dimplex heater, electric ladder style towel rail/radiator, fitted extractor.



Stairs down to the...

GARDEN LEVEL

Multi-paned door through to...



RECEPTION ROOM

uPVC double glazed sliding patio doors with access and outlook onto the rear gardens and with far reaching rural views across the Coombe Valley nature reserve to Haldon moor, Dimplex night storage heater. Arch through to...

KITCHEN

With range of cupboard and drawer base units under laminate rolled edge work surfaces, single drainer stainless steel sink unit, under counter appliance spaces, corresponding eye level units, tiled splash backs. door to useful under stairs store cupboard.

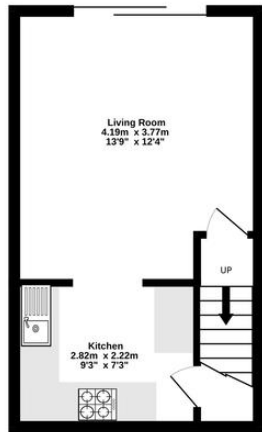


OUTSIDE

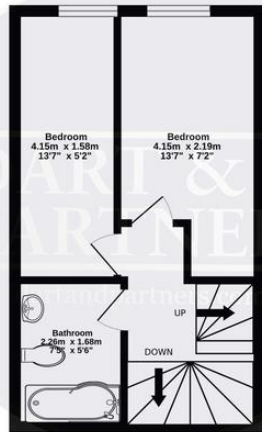
The front of the property is approached over a tarmac driveway providing **OFF ROAD PARKING**. Recessed store area with fitted shelving. Access to the main entrance. to the rear of the property, accessed via the reception, is a tiered enclosed garden. The first level is



Ground Floor
24.2 sq.m. (260 sq.ft.) approx.



1st Floor
24.2 sq.m. (260 sq.ft.) approx.



Entrance Floor
24.2 sq.m. (260 sq.ft.) approx.



TOTAL FLOOR AREA : 72.5 sq.m. (780 sq.ft.) approx.

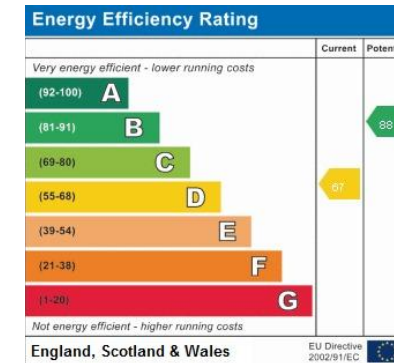
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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laid with artificial grass and timber balustrading and steps descend to various seating areas and sloping lawns. Enclosed sun deck. lower garden area with greenhouse. the gardens enjoy the passage of the sun throughout the day with far reaching rural views.

Below the car port is an additional external storage area with communal access for the terrace of four properties.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band B



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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