



- MODERN DETACHED PROPERTY ON POPULAR DEVELOPMENT
- IN EXCELLENT ORDER THROUGHOUT
- MODERN FITTED KITCHEN DINING ROOM
- SPACIOUS RECEPTION ROOM
- BATHROOM, GROUND FLOOR CLOAKROOM
- CONSERVATORY
- SEA AND RURAL VIEWS
- GARDEN, PARKING AND GARAGE

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

**Guide Price £350,000**

A modern four bedroom detached family home situated on a generous corner plot on the highly sought after "Lovells" development. The property is offered in excellent decorative order having been tastefully decorated with modern fitted kitchen, bathroom and cloakroom. The accommodation briefly comprises; a spacious reception room, ground floor cloakroom, open plan kitchen dining room, conservatory, four bedrooms and a family bathroom. Sea and rural views are enjoyed. Appealing enclosed rear garden. Off road parking and garage.



## Property Description

Canopied entrance to uPVC obscure double glazed entrance door with corresponding side screen into..

### ENTRANCE HALLWAY

Stairs rising to the upper floor. Door to a deep useful under stairs storage cupboard, radiator, dado rail. Doors to...

### CLOAKROOM

Low level WC, wash hand basin set into high gloss vanity unit, tiled to dado height, uPVC obscure double glazed window.

### LOUNGE

Spacious reception room with uPVC double glazed window overlooking the front aspect, further uPVC double glazed square bay window overlooking the front garden and approach with views across the nearby Coombe Valley nature reserve towards Haldon moor, extending towards Teignmouth town and out to sea, two radiators.

Squared arch through to...

### KITCHEN/DINING ROOM

Open plan kitchen dining room.

**DINING AREA:** Radiator, uPVC double glazed sliding patio doors with access into the **CONSERVATORY** and with views into the rear gardens.

**KITCHEN:** Modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge work surfaces, metro tiled splash backs, plumbing for dishwasher, one and a half bowl stainless steel sink unit with mixer tap over, plumbing for washing machine, gas and electric cooker points, space for upright fridge freezer, corresponding eye level units with chimney style extractor hood, wall mounted Ideal Logic gas





boiler providing domestic hot water and gas central heating throughout the property, uPVC double glazed window and door with outlook and giving access onto rear gardens.

### CONSERVATORY

Of uPVC construction with polycarbonate roof, windows overlooking the gardens and door giving access to the SUN DECK. Radiator.

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

### FIRST FLOOR LANDING

With uPVC obscure double glazed window, hatch and access to loft space. Door to linen cupboard with electric heater and slatted shelving. Doors to...



### BEDROOM ONE

uPVC double glazed window with superb views from Haldon moor down through the Coombe Valley nature reserve, across Teignmouth and out to sea taking in the river Teign estuary, Shaldon and the Ness. Radiator.

### BEDROOM TWO

uPVC double glazed window overlooking the rear garden, radiator.

### BEDROOM THREE

uPVC double glazed window enjoying similar views to bedroom one, radiator.

### BEDROOM FOUR

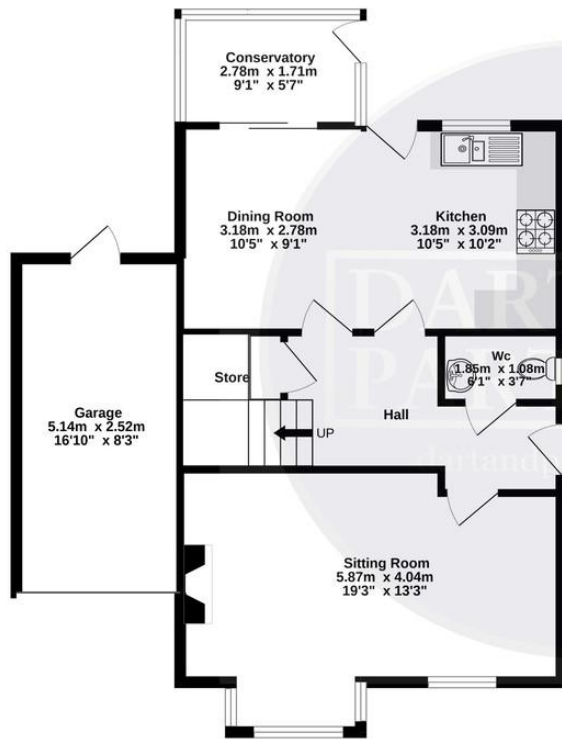
uPVC double glazed window to rear aspect, radiator. Door to built in wardrobe with hanging rail and fitted shelving.

### FAMILY BATHROOM

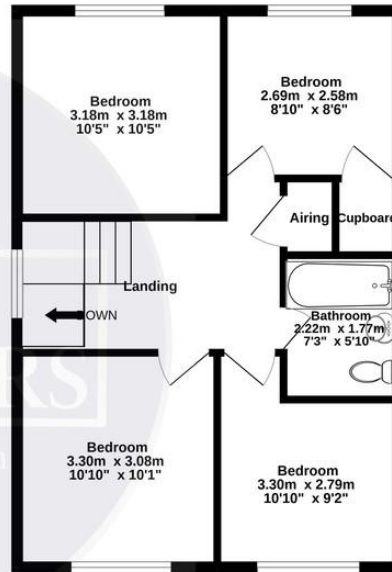
Modern white suite with panelled handled bath with mixer tap and fitted multi-function shower over, glazed



Ground Floor  
69.0 sq.m. (742 sq.ft.) approx.

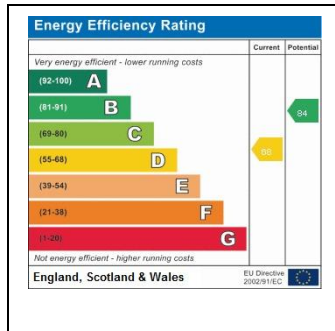


1st Floor  
50.2 sq.m. (541 sq.ft.) approx.



TOTAL FLOOR AREA : 119.2 sq.m. (1283 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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shower screen, wash hand basin set into high gloss vanity unit, low level WC, shaver socket, ladder style towel rail/radiator, obscure uPVC double glazed window, walls tiled to most part.

### OUTSIDE

Tarmac driveway providing **TANDEM PARKING** and leading to an **ATTACHED GARAGE**. The front gardens are predominantly laid to lawn with paved pathway leading to the entrance. Gated access to the rear gardens. The rear gardens are fully enclosed, access via the kitchen dining room and conservatory onto a pleasant **SUN DECK** providing privacy and seclusion whilst enjoying the passage of the sun. Raised retained well stocked flower/shrub beds. Outside water tap. A side garden leading to the gated access. A short light of steps lead up to the main garden being laid to lawn with well stocked and tended borders and mature tree. Gently sloped continuation of the garden to a vegetable patch. Courtesy door to garage.

### GARAGE

With metal up and over door, power and light, overhead storage. Door to rear giving access to garden.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



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