



- SUPERBLY PRESENTED DETACHED PROPERTY IN CUL DE SAC LOCATION
- LARGE ENCLOSED LANDSCAPED REAR GARDENS
- MODERN WELL APPOINTED KITCHEN DINING ROOM
- SPACIOUS SITTING ROOM/LOUNGE WITH ACCESS ONTO ENCLOSED BALCONY
- THREE BEDROOMS (ONE EN-SUITE), FAMILY BATHROOM
- EXTENSIVE OFF ROAD PARKING
- ADDITIONAL ROOM IDEAL FOR AN OFFICE/STUDY, HOBBIES ROOM/BEDROOM FOUR
- ENTRANCE VESTIBULE, CLOAKROOM

Valley Close, Teignmouth, TQ14 9UF

£385,000

A superbly presented detached split level family home enjoying rural, sea and river views. Originally the show house. Situated in a highly sought after cul de sac position on the popular Lovell Homes development and being offered for sale in excellent decorative order. Benefitting from extensive off road parking, spacious lounge with enclosed balcony, three double bedrooms, two bathrooms, cloakroom WC, large enclosed landscaped rear gardens enjoying a sunny aspect. Additional room providing an ideal office/study, hobbies room or bedroom four. On the entry level is a wonderful family room incorporating a modern well appointed kitchen with fitted appliances and dining area.



Property Description

Composite entrance door with obscure inset double glazing, uPVC obscure double glazed side screen into...

ENTRANCE VESTIBULE Shoe cupboard with display shelving over. Multi paned door through to...

KITCHEN/DINING ROOM A superb open plan kitchen dining room. **KITCHEN** with comprehensive range of high gloss cupboard and drawer base units under attractive counter tops, one and a half bowl stainless steel drainer sink unit with mixer tap over, integrated fridge, freezer, dishwasher and washing machine, brushed chrome five ring gas hob, metro tiled splash backs, chimney style extractor hood, corresponding eye level units, ladder style unit housing electric oven and microwave. Dual aspect with uPVC double glazed windows to front and side aspect, further range of corresponding cupboards with sliding shelf unit providing extensive storage, radiator. **DINING BOOTH** suitable for ten people. Door to...

CLOAKROOM Low level WC, wall hung wash hand basin with tiled splash back, ladder style towel rail/radiator.

Stairs rising to...

LANDING AREA Door with glazed side screen into...

SPACIOUS SITTING ROOM/LOUNGE Radiator, double glazed sliding patio doors with outlook across the nearby Coombe Valley Nature Reserve and giving access onto a private enclosed canopied **BALCONY**.

BALCONY A private enclosed canopied balcony with attractive wrought iron balustrading. Delightful views over open farmland towards Haldon moor, extending over the Coombe Valley Nature Reserve, across Teignmouth and into the river Teign estuary taking in Shaldon, the Ness and out to sea.

Stairs rising to...

LANDING With doors to...

BEDROOM Double bedroom with uPVC double glazed window overlooking the front aspect. Range of fitted timber bedroom





furniture with display shelving, dressing table and open wardrobe with fitted shelving and hanging rail. Radiator.

BEDROOM Double bedroom with uPVC double glazed window overlooking the front aspect with rural, estuary and sea view. Radiator. Range of fitted bedroom furniture, display shelving, open wardrobe with fitted shelving and hanging rail.

FAMILY BATHROOM Four piece modern fitted bathroom. Fully tiled. Hatch and access to loft space. Obscure uPVC double glazed window, ladder style towel rail/radiator, panelled handled bath, low level WC, pedestal wash hand basin, shower cubicle with glazed sliding door and screen, fitted Triton shower, fitted extractor.

Stairs rising to...



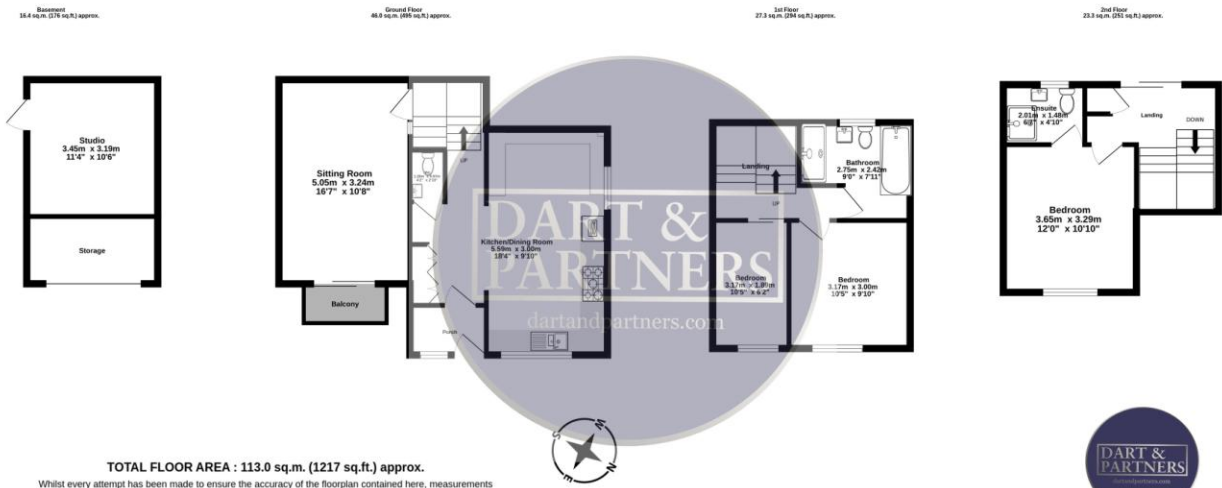
UPPER LANDING Open landing area with hatch and access to loft space, radiator. Door to fitted cupboard. Door to airing cupboard with factory lagged hot water cylinder and slatted shelving. uPVC double glazed sliding patio doors with outlook and giving access onto the enclosed landscaped rear gardens. Door through to...

BEDROOM ONE uPVC double glazed window overlooking the front aspect enjoying the aforementioned rural and sea views. Radiator. Mirror fronted fitted wardrobes. Door to en-suite.

EN-SUITE SHOWER ROOM Fully tiled, uPVC obscure double glazed window, ladder style towel rail/radiator, shaver socket, low level WC, pedestal wash hand basin, shower cubicle with sliding glazed door and screen, fitted Gainsborough shower, extractor fan.



OUTSIDE The property is accessed over a tarmac driveway. Short flight of steps with attractive stainless steel balustrading up to the main entrance. The pathway continues to the side of the property. The driveway provides OFF ROAD PARKING for three vehicles. A pathway leads to the side of the property. Door to a multi-purpose room (formerly the garage). From the driveway there is a metal up and over garage door leading to a useful external store room with power supply.



TOTAL FLOOR AREA : 113.0 sq.m. (1217 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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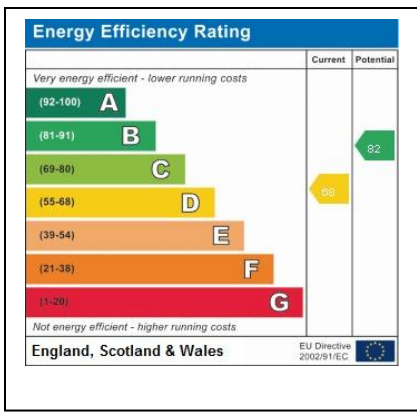


MULTI-PURPOSE ROOM Formerly the garage. With own independent access. Porcelain flooring, feature wall and lighting, range of fitted shelving. This additional room could make an ideal office/study, hobbies room or fourth bedroom.

The rear garden is a particular feature of the property which enjoys the passage of the sun throughout the day. From the upper landing there is direct access onto the low maintenance gardens with a level area of artificial lawn dividing decked and gravelled seating areas. Steps divide a terraced garden with further area of raised sun deck. Gravel bed with mature shrubs, trees and evergreens leading to an upper tier which has been paved with ease of maintenance in mind. The upper terrace provides a high degree of privacy and seclusion and enjoying rural views. Timber garden shed with power and lighting. Gated access to a side pathway with outside water tap which leads back to the main entrance.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



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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