



- SEMI DETACHED HOUSE IN POPULAR RESIDENTIAL LOCATION
- CLOSE TO COOMBE VALLEY NATURE RESERVE
- SITTING ROOM/LOUNGE
- KITCHEN BREAKFAST ROOM
- TWO BEDROOMS WITH BUILT IN WARDROBES
- FAMILY BATHROOM
- GARAGE, WORKSHOP, PARKING
- SUPERB ENCLOSED REAR GARDEN

Moor View Drive, Teignmouth, TQ14 9UN

Guide Price £250,000

A modern semi-detached two bedroom house situated on the ever popular Lovell homes development at the end of a quiet cul de sac. The property has a superb enclosed rear garden, off road parking and garage. The internal accommodation briefly comprises; entrance hall, sitting room/lounge, kitchen breakfast room, two bedrooms, bathroom, garage, parking and gardens.





## Property Description

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Canopied entrance to a uPVC obscure double glazed entrance door into...

### ENTRANCE HALL

Stairs to first floor, radiator. Door through to...

### SITTING ROOM/LOUNGE

uPVC double glazed window overlooking the front aspect and approach, radiator, door to useful under stairs storage cupboard. Multi-paned door through to...

### KITCHEN/BREAKFAST ROOM

Range of cupboard and drawer base units under laminate rolled edge work surfaces, integrated dishwasher, sliding spice rack, four ring gas hob with glazed splash back and chimney style extractor over, integrated double oven, laminate rolled edge work surfaces, metro tiled splash backs, corresponding eye level units, cupboard housing wall mounted Baxi gas boiler providing the domestic hot water supply and gas central heating throughout the property, radiator, breakfast bar, space for upright fridge freezer, uPVC double glazed window and door with outlook and giving access onto the rear gardens.

Stairs rising to the...

### FIRST FLOOR LANDING

Hatch and access to loft space, door to airing cupboard with factory lagged hot water cylinder, slatted shelving. Doors to...







### BEDROOM ONE

uPVC double glazed window to front aspect, radiator. Doors to built in wardrobe with hanging rail and fitted shelving. Feature display arch.

### BEDROOM TWO

uPVC double glazed window overlooking the rear aspect and gardens, radiator. Doors to built in wardrobe with hanging rail and fitted shelving.

### BATHROOM

White suite comprising panelled bath with mixer tap shower attachment over, low level WC, pedestal wash hand basin, part tiled walls, radiator, uPVC obscure double glazed window.



### OUTSIDE

The front of the property is approached over a tarmac driveway leading to an **OFF ROAD PARKING SPACE** and the **ATTACHED GARAGE**. Open lawned front garden and to the rear, accessed via the kitchen breakfast room is an enclosed rear garden which is a particular feature of the property with access onto a raised two tier deck, with wooden balustrading. Outside water tap. From the deck there is access to the main garden which has a gently sloping lawn, a timber summerhouse, timber shed/store with power supply and a further decked seating area. From the gardens there are views over the neighbouring properties, across the nearby Coombe Valley nature reserve towards Haldon Moor. Paved pathway to a gated access back to the driveway.



### ATTACHED GARAGE

Currently divided into two areas. Metal up and over door. Power and light, water supply, plumbing for washing machine. Window to rear. Partition wall through to workshop with window to rear, overhead storage, power and lighting. The partition wall could easily be removed.

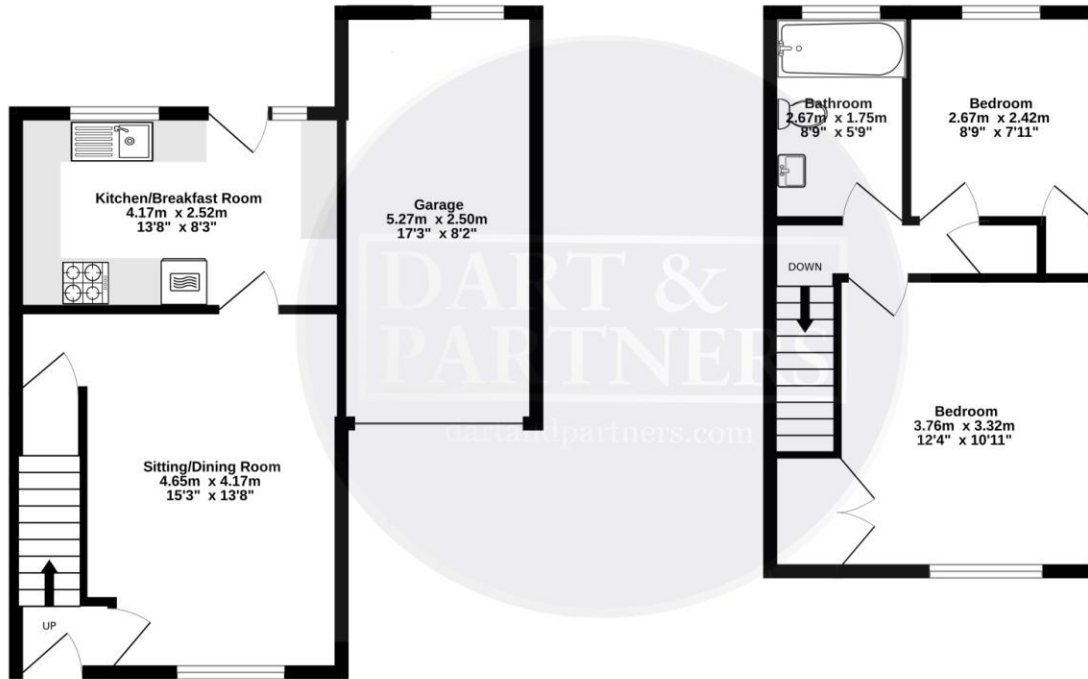
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band B

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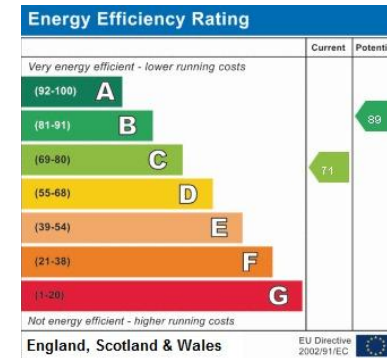
Ground Floor  
43.1 sq.m. (464 sq.ft.) approx.

1st Floor  
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA: 73.0 sq.m. (786 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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