



- MODERN FAMILY HOME SITUATED IN A TUCKED AWAY LOCATION
- CLOSE TO THE NATURE RESERVE AND LOCAL STORE
- CONVENIENT FOR ACCESS TO SCHOOLS
- LOUNGE DINING ROOM WITH ACCESS ONTO SUN TERRACE
- KITCHEN BREAKFAST ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- FRONT AND REAR GARDENS
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

**Dunning Walk, Teignmouth, TQ14 9LN**

**£240,000**

An opportunity to purchase a modern family home situated in a highly regarded residential location with front and rear gardens and rural views. The accommodation briefly comprises; lounge dining room with access to a sun terrace, fitted kitchen breakfast room, three bedrooms, family bathroom. The property is conveniently located for access to both primary and secondary schools, and is a short walk from the Coombe Valley nature reserve and local convenience store. Being accessed via a pedestrian pathway, the property is situated in a quiet tucked away location.



## Property Description

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

### ENTRANCE HALL

Stairs rising to the first floor, radiator, hatch to useful under stairs storage cupboard. Doors to...

### LOUNGE/DINING ROOM

**LOUNGE AREA:** Radiator, uPVC double glazed window overlooking the enclosed rear gardens with pleasant view across neighbouring properties towards the nearby Coombe Valley nature reserve extending towards Haldon moor and continuing in a westerly direction. **DINING AREA:** Space for table and chairs, uPVC double glazed sliding patio doors with access to a raised sun deck and enjoying the aforementioned rural views.

### KITCHEN/BREAKFAST ROOM

Range of cupboard and drawer base units under high gloss laminate rolled edge work surfaces with tiled splash backs, space for upright fridge freezer, cooker, washing machine and further under counter appliance space, integrated one and a half bowl stainless steel drainer sink unit with mixer tap over, uPVC double





glazed window overlooking the front gardens and approach, corresponding eye level units, display shelving, wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, radiator, breakfast bar. Door to store cupboard with fitted shelving.

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

### FIRST FLOOR LANDING

Hatch and access to loft space. Doors to...



### BEDROOM ONE

uPVC double glazed window enjoying panoramic views from Haldon moor, across the Coombe Valley nature reserve towards rural Bishopsteignton and extending over west Teignmouth to open farmland in the distance. Radiator. Door to built in cupboard with fitted shelving.

### BEDROOM TWO

uPVC double glazed window overlooking the front aspect and gardens, radiator, range of fitted wardrobes with hanging rail and fitted shelving, overheard storage, dressing table/fitted chest of drawers.

### BEDROOM THREE

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

### FAMILY BATHROOM

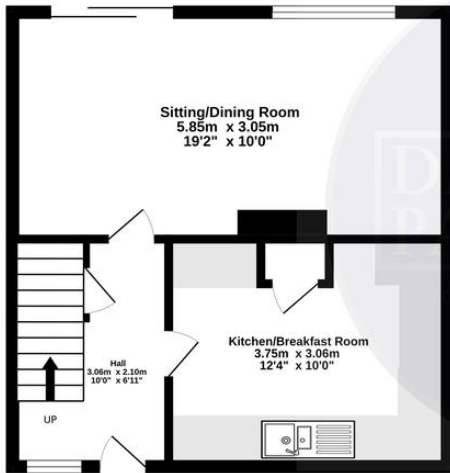
Fully tiled walls, suite comprising panelled bath with mixer tap and fitted Mira shower over, pedestal wash hand basin, low level WC, radiator, uPVC obscure double glazed window.

### OUTSIDE

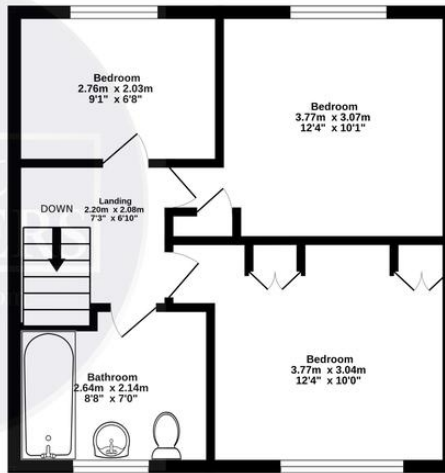
The property is approached through brick pillared access with a tiered front garden with raised retained gravel/flower beds. Pathway leading to the main



**Ground Floor**  
35.3 sq.m. (380 sq.ft.) approx.



**1st Floor**  
35.7 sq.m. (385 sq.ft.) approx.



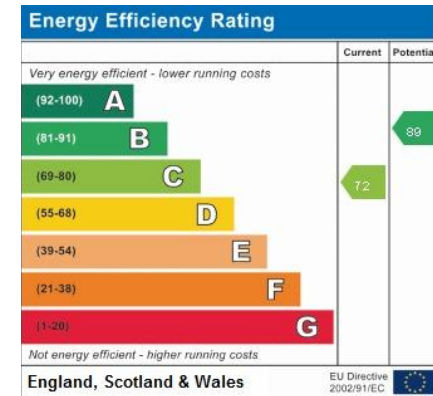
**TOTAL FLOOR AREA : 71.1 sq.m. (765 sq.ft.) approx.**

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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entrance. To the rear of the property the rear gardens, accessed through the lounge dining room onto a raised sun deck enjoying far reaching rural views. Steps lead down to a crazy paved terrace with attractive bordering brick-work walls. Mid paved patio/seating area. Lower level of lawn with gravel and slate bed borders. Timber garden shed. The rear gardens enjoy the afternoon and evening sun.

**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