



- MODERN SEMI-DETACHED FAMILY HOME
- CUL DE SAC LOCATION WITHIN HIGHLY REGARDED TEIGN GARDENS DEVELOPMENT
- ENTRANCE HALLWAY, LOUNGE DINING ROOM, KITCHEN
- THREE BEDROOMS PLUS ADDITIONAL NURSEY/PLAYROOM
- FAMILY BATHROOM, WET ROOM, CLOAKROOM
- AMPLE STORAGE, CONSERVATORY
- ENCLOSED REAR GARDENS WITH ACCESS TO THE COOMBE VALLEY NATURE RESERVE
- OFF ROAD PARKING
- NO ONWARD CHAIN

Howard Close, Teignmouth, TQ14 9NW

Guide Price £295,000

An opportunity to purchase a modern semi-detached reverse level family home on the edge of the Coombe Valley nature reserve in a highly regarded cul-de-sac within the Teign Gardens development. The accommodation briefly comprises; entrance hallway, lounge diner, kitchen, three bedrooms plus additional nursery/playroom, shower room, wet room, family bathroom, cloakroom, ample storage, conservatory, enclosed rear gardens with access to the Coombe Valley nature reserve, off road parking.

Offered for sale with **NO ONWARD CHAIN**



Property Description

Covered entrance to a uPVC obscure double glazed entrance door into the...

ENTRANCE HALLWAY

Hatch and access to loft space, stairs to lower level, Doors to...

LOUNGE DINING ROOM

A dual aspect room with DINING AREA with uPVC double glazed window overlooking the front gardens and approach. to the rear a uPVC double glazed window overlooks the enclosed rear gardens, opening onto the Coombe Valley nature reserve. Radiator, wall hung electric fire.

KITCHEN

Cupboard and drawer base units under laminate rolled edge work surfaces, single drainer sink unit, space for cooker, plumbing for washing machine, further under counter appliance spaces, corresponding eye level units, wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, radiator, uPVC double glazed window with pleasant aspect over the Coombe Valley nature reserve. Door to...

WET ROOM

uPVC obscure double glazed window, pedestal wash hand basin, WC with concealed plumbing, fitted Mira shower, fitted extractor.

Stairs with a dog leg landing and door to storage cupboard leading to the...

LOWER HALLWAY

Radiator, door to deep linen cupboard with slatted shelving and radiator, door to useful under stairs store cupboard with plumbing for washing machine. Doors to...

BEDROOM

uPVC double glazed window to side aspect, radiator.



Doorway to INNER HALL with doors to...

SHOWER ROOM

uPVC obscure double glazed window, fitted Triton shower.

CLOAKROOM

Low level WC, wall hung wash hand basin.

STUDY/PLAYROOM/DRESSING ROOM/NURSERY

Radiator, wall hung sink unit, uPVC double glazed window to side aspect, uPVC obscure double glazed door giving access to the side garden.

BEDROOM

uPVC high level double glazed window overlooking the front aspect, radiator.

BEDROOM

uPVC high level double glazed window overlooking enclosed rear patio and gardens, radiator.

FAMILY BATHROOM

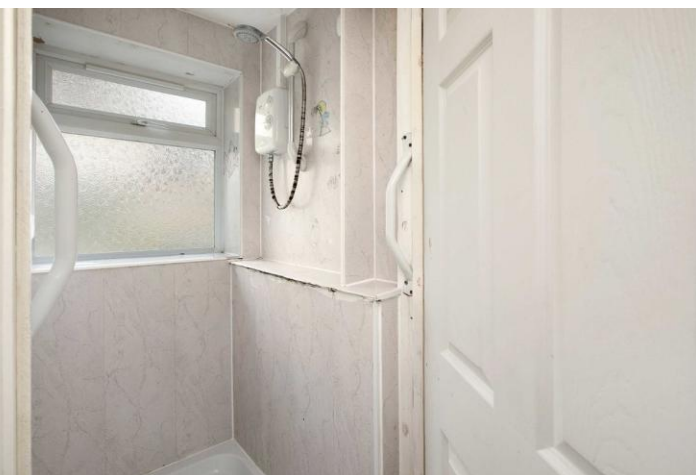
P-shaped shower bath with curved shower screen, fitted rain shower, mixer tap, low level WC, wall hung wash hand basin, part tiled walls, two uPVC obscure double glazed windows.

CONSERVATORY

Of uPVC construction enjoying views over the Coombe Valley nature reserve extending in a westerly direction to open farmland. French style patio doors giving access onto the rear gardens. External water supply.

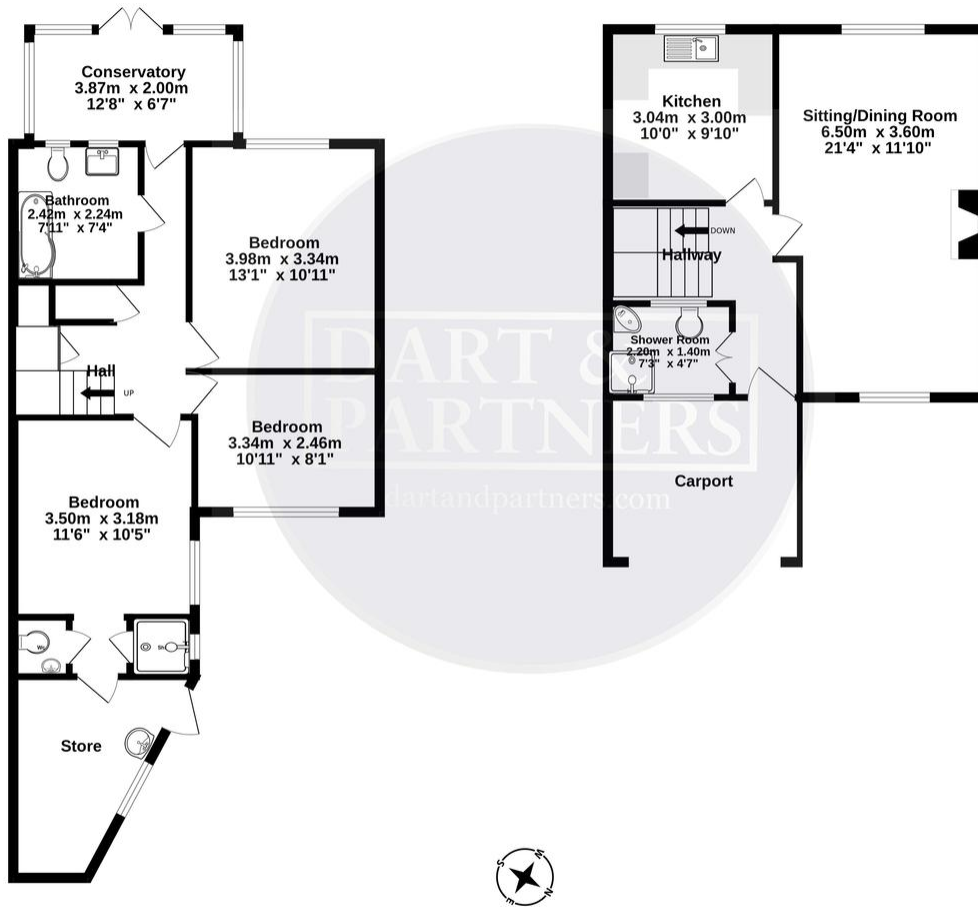
OUTSIDE

The property is accessed over a concrete driveway proving **OFF ROAD PARKING** and extending to the main entrance with timber balustrading, Steps down through a tiered low maintenance garden with raised retained gravelled tiers and a rockery style flower bed. External water supply. Pathway continuing to gated access through to the rear gardens. To the rear, accessed via the conservatory, is a fully enclosed



Lower Ground Floor
65.7 sq.m. (707 sq.ft.) approx.

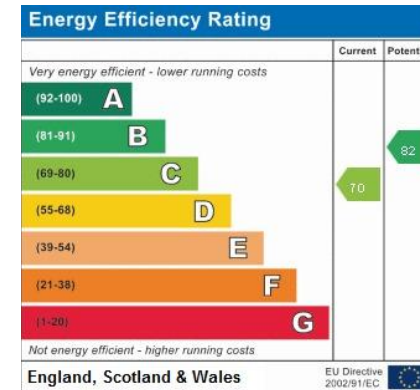
Entrance Floor
51.6 sq.m. (555 sq.ft.) approx.



garden with a paved patio/seating area which enjoys the afternoon and evening sun. Hardstanding with timber garden shed. Area of artificial grass. Gates giving direct access into the Coombe Valley nature reserve.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band B



TOTAL FLOOR AREA : 117.3 sq.m. (1262 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 is given as to their operability or efficiency can be given.
Made with Metropix ©2024



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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

