



- MODERN DETACHED FAMILY HOME
- OPEN PLAN LOUNGE/DINER/KITCHEN
- CLOAKROOM
- THREE BEDROOMS
- SHOWER ROOM
- FRONT & REAR GARDENS
- GARAGE AND PARKING
- POTENTIAL TO EXTEND, SUBJECT TO CONSENTS

Moor View Drive, Teignmouth, TQ14 9UN

£329,500

A modern detached family home in excellent decorative order both internally and externally. Positioned on a generous plot providing space for extension to provide additional accommodation subject to the necessary consents. Situated on the edge of the nearby Coombe Valley nature reserve. With modern fitted kitchen, shower room and cloakroom, spacious reception area open plan through to the kitchen, three bedrooms, uPVC double glazing and gas central heating, off road parking, garage and gardens.



Property Description

Covered entrance with uPVC obscure double glazed entrance door with leaded lattice work, into....

ENTRANCE HALLWAY

Radiator, stairs rising to first floor, uPVC double glazed window to front aspect. Useful understairs recess, door to....

CLOAKROOM

Obscure uPVC double glazed window, WC with concealed plumbing, wash hand basin with high gloss cupboard beneath.

From entrance hallway, multi paned door through to....

RECEPTION AREA

Being open plan and consisting of lounge/diner, through to kitchen.

LOUNGE/DINER: Dual aspect with uPVC double glazed squared bay overlooking the front aspect, uPVC double glazed windows enjoying an aspect into the enclosed rear garden towards open farmland in the distance, uPVC double glazed door with outlook and access to the rear garden, two radiators. Open through to....

KITCHEN: Modern kitchen with range of cupboard and drawer base units under laminate rolled edge work surfaces with matching splash backs, one and a half bowl stainless steel single drainer sink unit with mixer tap over, fitted Hotpoint four ring gas hob, space for upright fridge freezer, corresponding eye level units with a concealed extractor hood, uPVC double glazed window overlooking the rear gardens.

From entrance hallway, stairs rise to....

FIRST FLOOR LANDING

Hatch and access to loft space, door to deep airing cupboard





with slatted shelving and uPVC double glazed window overlooking the approach. Doors to....

BEDROOM 1

Radiator, uPVC double glazed window overlooking the rear aspect with views over the Coombe Valley nature reserve towards Haldon Moor.

BEDROOM 2

uPVC double glazed window with similar views to bedroom 1 over the attractive rear gardens. Radiator.

BEDROOM 3

uPVC double glazed window to front aspect, radiator.



MODERN FITTED SHOWER ROOM

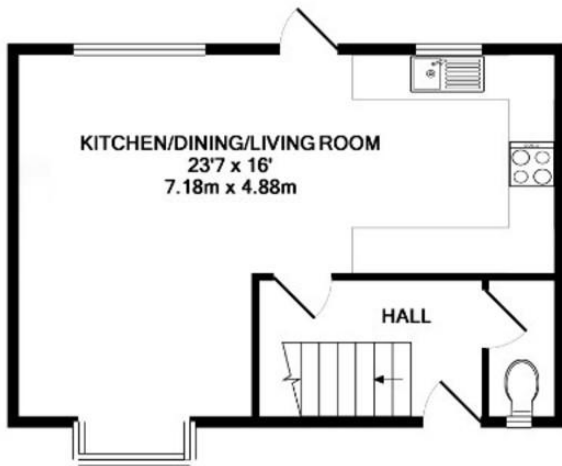
Corner shower enclosure with sliding glazed doors and screen, fitted shower, ladder style towel rail/radiator, wash handbasin set into high gloss cupboard and drawer unit below, WC with concealed plumbing, shaver socket, uPVC obscure double glazed window, fitted mirror.

OUTSIDE

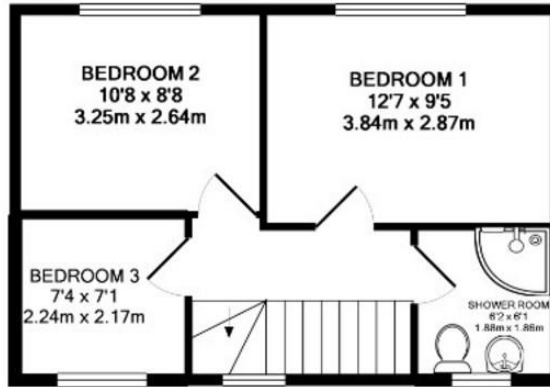
The property is approached over a tarmac driveway providing off road parking and leading to the detached garage and gated access to the rear garden. The front gardens consist of a gently sloping lawn and mature flower bed border. The rear gardens, which are a particular feature, are fully enclosed with natural hedgerow borders. Side pathways give access to both sides of the property and the rear gardens comprise of an area of formal level lawn with raised flower beds and brick pavia seating area, offering a high degree of privacy and enjoying the passage of the sun throughout the day. In addition to the rear gardens is a sizeable side garden with a variety of soft fruit trees and established borders with a gated access to the driveway. N.B. The side garden if levelled could provide additional off road parking/hardstanding. The side garden also provides potential for extending the main property, subject to the necessary consents.



Gravel bed, outside water tap, courtesy door to....



GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 SQ.M.)

Please Note: This floor plan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.
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GARAGE

With metal up and over door, power and lighting, wall mounted Worcester gas combination boiler providing the domestic hot water supply and central heating throughout the property. Plumbing for automatic washing machine, uPVC double glazed door and window to rear, overhead storage.

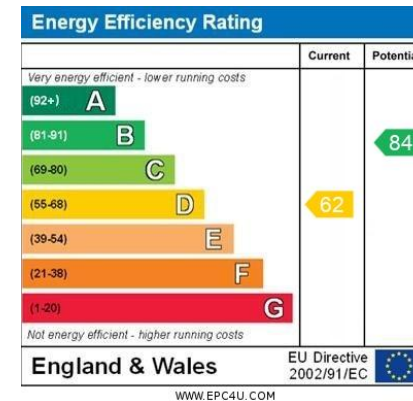
AGENTS NOTE

We have been advised by the vendor that in 2016 the property was re-wired and re-plumbed, a new boiler and radiators were installed along with the new kitchen and bathroom. Also the outside and external elevations were re-painted.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C



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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