



**14 Moorsend, Kingsteignton - TQ12 3JY**

**£295,000 Freehold**

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**chamberlains**  
the key to your home





Nestled in a quaint neighbourhood, this three-bedroom semi-detached house presents a canvas for transformation and modernisation, offering the perfect opportunity to create a personalised sanctuary with the added benefit of no onward chain.

Upon entering through the porch, the welcoming hallway boasts an understairs cupboard, leading you to the inviting living room adorned with an electric fire and a picturesque front aspect window. The dining room, generously proportioned, unfolds into the kitchen and conservatory, enhancing the flow of the living space. The kitchen showcases grey wall and base units, complemented by space and plumbing for a dishwasher and washing machine, a gas cooker with hob, and a fridge/freezer. A utility/hobby room, complete with a cloakroom wc, storage cupboard, and power outlets, further amplifies the functionality of the property.

Ascending to the upper level, you'll discover two spacious double bedrooms along with a cosy single bedroom, each offering comfortable retreats. The landing features an airing cupboard for added convenience. The well-appointed bathroom is equipped with a low-level wc, wash hand basin, and a full-size bath with an electric shower, providing relaxation at your fingertips. Outside, a sizeable driveway accommodates multiple vehicles, ensuring parking convenience. Offering a blank canvas for your vision, this property beckons those with a discerning eye for potential, ready to breathe new life into its spaces and make it their own. Seize this opportunity to reimagine and redefine this promising abode, tailoring it to suit your lifestyle and preferences. Book a viewing today to unlock the possibilities awaiting you within these walls.



## Measurements

Lounge - 14'0 × 13'0 (4.27m x 3.95m)

Dining Room - 10'5 × 9'0 (3.18m x 2.74m)

Kitchen - 10'5 × 10'1 (3.18m x 3.07m)

Conservatory - 11'3 × 8'5 (3.43m x 2.57m)

Hobby Room/Store/Utility - 8'5 × 7'4 (2.57m x 2.24m)

Bedroom - 13'3 × 11'8 (4.04m x 3.56m)

Bedroom - 11'8 × 10'5 (3.56m x 3.18m)

Bedroom - 9'1 × 7'5 (2.76m x 2.26m)

Bathroom - 7'5 × 5'9 (2.26m x 1.76m)



## Useful Information

Broadband Speed Ultrafast 1000 Mbps  
(According to OFCOM)

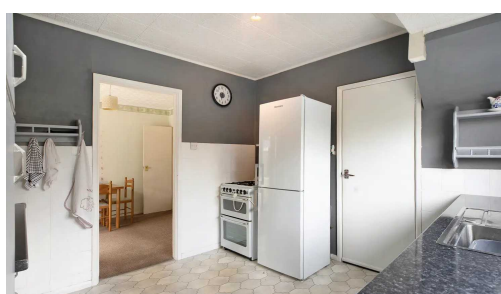
EPC Rating D

Teignbridge Council Tax Band B  
(£1851 Per Year)

Mains Gas, Mains Electric, Mains  
Water and Mains Sewerage Supplied

The property is freehold

EPC Rating: D

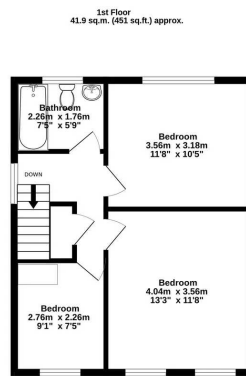
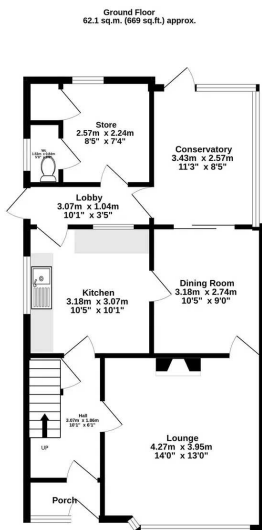




# Step Outside

## Garden

The sunny rear garden is fully enclosed with timber fencing and is laid mostly to lawn. Accessed via a timber gate to the side with two separate entrances to the house. The garden is bordered with mature plants and trees and a path leads to a polycarbonate shed to the rear.



TOTAL FLOOR AREA: 104.1 sq.m. (1120 sq.ft.) approx.  
 Whilst every effort has been made to ensure the accuracy of the foregoing contained facts, measurements or plans, we make no warranty, express or implied, that the information is correct or complete, or that it is intended for any purpose other than that for which it is provided. The plan is for illustrative purposes only and should not be used to rely upon for any legal or financial purposes. The figures, approx. and approximate values have not been independently audited and are based on the information provided to us by the seller. Made with floorplan click



- NO CHAIN
- Great Location
- Three bedroom Semi-detached
- Porch
- Dining Room
- Conservatory
- Utility room/store
- Cloakroom WC
- Front and rear gardens
- Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

