



A Well Presented Modern Four Bedroom Detached Family Home, Situated On The Popular Lovell Homes Development, Offering Extensive Parking, An Attached Garage, Enclosed Rear Gardens, Two Reception Areas, A Modern Fitted Kitchen And Stylish Shower Room.

29 Moor View Drive | Teignmouth | TQ14 9UN





PROPERTY TYPE  
Detached House



SIZE  
1,076 sq ft



LOCATION  
Town



AGE  
1980s to 1990s



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Garage, Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
C



COUNCIL TAX BAND  
D



### in a nutshell...

- Four Bedrooms
- Popular Lovell Homes Development
- Pleasant Views Towards Coombe Valley Nature Reserve
- Lounge Dining Room With French Doors To The Garden
- Separate Second Reception Room
- Modern High Gloss Fitted Kitchen With Integrated Appliances
- Ground Floor Cloakroom And Modern First Floor Shower Room





## the details...

Situated on the popular Lovell Homes development, this well presented modern detached family home offers spacious and versatile accommodation, extensive off road parking, an attached garage and attractive enclosed rear gardens. The property has been thoughtfully maintained and provides an ideal setting for family living, with well proportioned rooms, modern fittings and a pleasant position enjoying outlooks towards the nearby Coombe Valley nature reserve from the front aspect.

The accommodation is entered via a canopied entrance into a welcoming hallway, where stairs rise to the first floor and useful storage is available beneath. The main lounge dining room is a bright and comfortable space, with a square bay window to the front taking in the pleasant outlook, while the dining area provides space for a table and chairs and opens through French doors onto the rear garden. A separate second reception room offers further flexibility, ideal as a family room, study, playroom or snug, and gives access to the ground floor cloakroom.

The modern fitted kitchen is finished with a range of high gloss units and attractive work surfaces, incorporating a good selection of integrated appliances including a washing machine, dishwasher, oven, microwave, fridge and freezer. Additional practical features include a ceramic hob with extractor hood above, corner carousel unit, sliding spice rack, sliding refuse drawer and a cupboard housing the gas combination boiler. A door from the kitchen provides direct access to the rear garden.

To the first floor, the landing gives access to four bedrooms and the modern fitted shower room. Two of the bedrooms benefit from built in wardrobes, while the front bedroom enjoys views across neighbouring properties towards the Coombe Valley nature reserve. The shower room is fully tiled and fitted with a contemporary suite including a shower enclosure with dual function shower, wash hand basin set into a vanity unit, low level WC, mirror fronted cabinet and ladder style towel radiator.

Outside, the property is approached over a brick paved double width driveway providing extensive off road parking and leading to the attached garage. The front garden is laid mainly to lawn with a paved pathway leading to the entrance, while gated side access continues to the enclosed rear garden. To the rear, the garden has been arranged with a crazy paved patio seating area, raised retained flower beds, central steps to an upper slated terrace and a further raised wild garden with a variety of shrubs, trees and evergreens.

The garden enjoys the afternoon and evening sun, creating a lovely outdoor space for relaxing and entertaining.



**Material Information - Subject to Legal Verification**

**Tenure - Freehold**

**EPC - C**

**Council Tax Band - D**

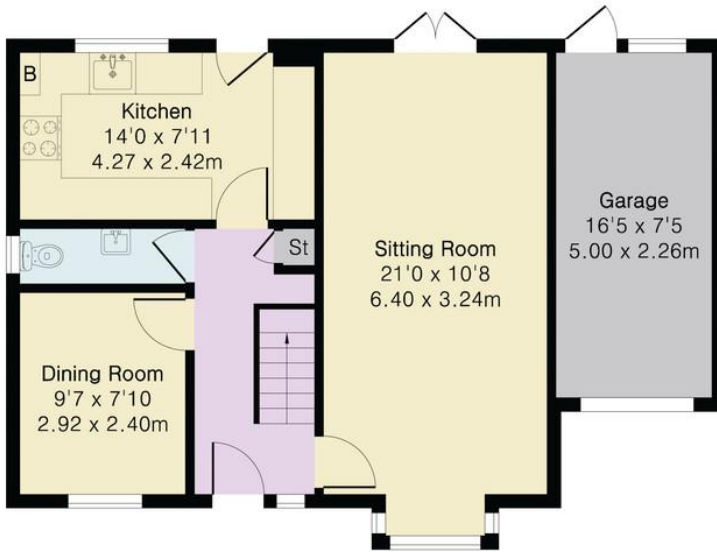


## Approximate Gross Internal Area 1072 sq ft - 100 sq m (Excluding Garage)

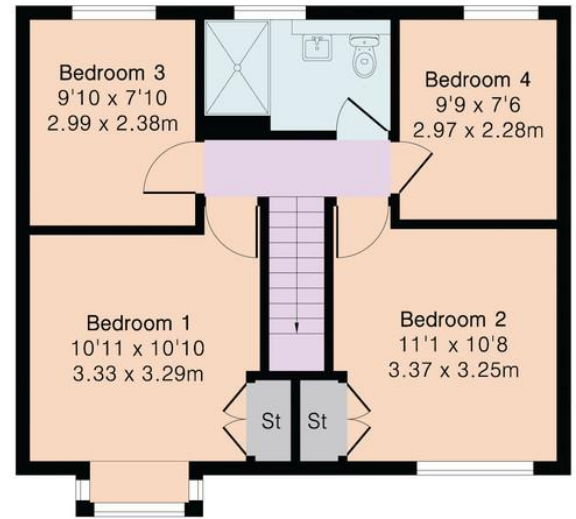
Ground Floor Area 536 sq ft – 50 sq m

First Floor Area 536 sq ft – 50 sq m

Garage Area 122 sq ft – 11 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.



## the location...

### Travel

St Patricks School

0.14 mi • Bus stop or station

St Patricks School, Fourth Avenue

0.15 mi • Bus stop or station

Coombe View, Moorview Drive

0.20 mi • Bus stop or station

Teignmouth Rail Station

0.90 mi • Train station

### Schools

Our Lady And St Patrick's Roman Catholic Primary School

0.25mi •

Teignmouth Primary School

0.28mi •

Trinity School

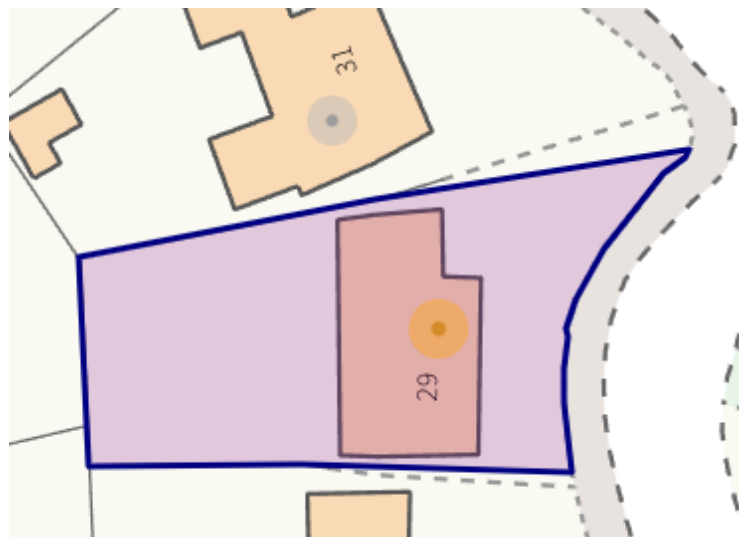
0.49mi •

Teignmouth Community School, Exeter Road

0.67mi •

Please check Google maps for exact distances and travel times.

**Property postcode: TQ14 9UN**



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