



- DETACHED FAMILY HOME IN POPULAR LOVELL HOMES DEVELOPMENT
- IMMACULATLY PRESENTED AND RECENTLY REFURBISHED
- CLOSE TO THE COOMBE VALLEY NATURE RESERVE
- PLEASANT RURAL AND SEA VIEWS
- ENTRANCE HALLWAY, SITTING ROOM/LOUNGE
- MODERN FITTED KITCHEN DINING ROOM, UTILITY ROOM
- THREE BEDROOMS, MODERN SHOWER ROOM
- FRONT AND REAR GARDENS WITH LAWNS AND PAVED SUN TERRACE
- PARKING AND GARAGE

Moor View Drive, Teignmouth, TQ14 9UZ

£340,000

An immaculately presented detached modern family home situated on the popular Lovell Homes development close to the Coombe Valley nature reserve. The property has undergone an extensive program of refurbishment with a recently installed kitchen, utility and shower room. The tastefully decorated and superbly presented accommodation briefly comprises; entrance hall, sitting room/lounge, kitchen dining room with access onto the enclosed rear gardens, utility, three bedrooms and a modern fitted shower room. Outside there is off road parking, garage, front and rear gardens.



Property Description

Canopied entrance with courtesy lighting to a uPVC obscure double glazed entrance door with leaded lattice-work into...

ENTRANCE HALLWAY

Stairs rising to upper floor, dado rail, radiator. Multi-paned door through to...

SITTING ROOM/LOUNGE

uPVC double glazed bay window with leaded lattice-work overlooking the front aspect and approach, views across Teignmouth and out to sea. Radiator. Multi-paned door through to...

OPEN PLAN KITCHEN DINING ROOM

KITCHEN AREA: Modern fitted kitchen with modern cupboard and drawer base units under Pietra work surfaces, integrated fridge, integrated Neff electric oven, four ring induction hob over, sunken one and a half bowl stainless steel sink unit with mixer tap over, integrated dishwasher, attractive splash backs, corresponding eye level units with chimney style extractor and integrated Neff microwave, recessed spotlighting, uPVC double glazed window overlooking the enclosed rear gardens. **DINING AREA:** Space for table and chairs, radiator, door to under stairs storage cupboard, uPVC double glazed French patio doors with outlook and giving access to the rear gardens.

UTILITY ROOM

Cupboard and drawer base units under laminate rolled edge work surfaces, single drainer sink unit with mixer tap over, additional fitted electric oven, attractive splash backs, uPVC double glazed window overlooking the rear gardens, larder style unit housing Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC obscure double glazed door giving access to the side pathway, courtesy door through to the garage.

Stairs rising to...





FIRST FLOOR LANDING

Continuation of dado rail, hatch and access to loft space, radiator. Doors to...

BEDROOM ONE

uPVC double glazed window overlooking the front aspect with pleasant views across the nearby Coombe Valley nature reserve, towards Teignmouth town and out to sea. Radiator.

BEDROOM TWO

uPVC double glazed window overlooking the gardens. Radiator.

BEDROOM THREE

uPVC double glazed window with similar views to bedroom one. Radiator. Door to linen/storage cupboard.

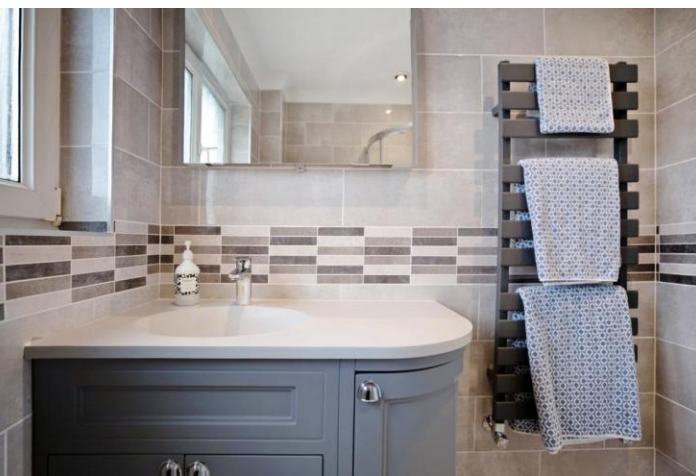


FAMILY SHOWER ROOM

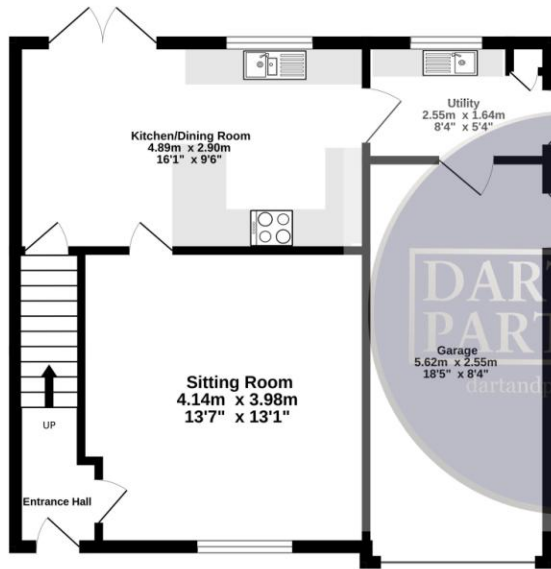
Fully tiled with modern suite comprising shower cubicle with sliding glazed door and screen, fitted rain shower plus additional hand held attachment, low level WC, wash hand basin set into vanity unit, fitted illuminated mirror, built in Bluetooth speaker, uPVC obscure double glazed window, recessed spotlights, fitted extractor, ladder style towel rail/radiator.

OUTSIDE

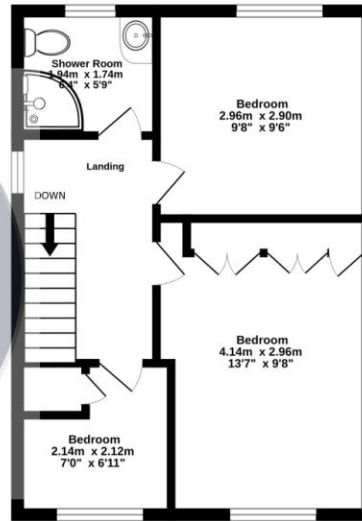
To the front of the property is a tarmac drive providing **OFF ROAD PARKING** and leading to an **ATTACHED GARAGE**. The drive is bordered by a paved pathway which extends to the main entrance. The front gardens are gently sloping and laid to lawn enjoying appealing far reaching views into the river Teign estuary and Shaldon taking in the Ness headland and out to sea. Paving continues to both sides of the property with gated access on either side to the rear gardens. The rear gardens, accessed via the kitchen dining room and additionally from the utility, are a particular feature of the property with a large paved patio, accessed immediately from the kitchen dining room. Courtesy lighting, external power and water supply. There is a well stocked raised and retained flower bed and a short flight of steps to a paved sun terrace with timber and rope balustrading giving access to an upper



Ground Floor
52.9 sq.m. (570 sq.ft.) approx.



1st Floor
34.4 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA : 87.4 sq.m. (941 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.
Made with Metropix 62024



tier which is laid to lawn with well stocked flower bed borders.

GARAGE

With metal up and over door, power and lighting, uPVC obscure glazed door giving access to side pathway, plumbing for washing machine, space for additional appliances.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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