



- MODERN DETACHED FAMILY HOME ENJOYING EXTENSIVE RURAL VIEWS
- GROUND FLOOR BEDROOM WITH EN-SUITE
- LOUNGE DINING ROOM WITH SUPERB RURAL VIEWS
- MODERN FITTED KITCHEN BREAKFAST ROOM, UTILITY
- TWO UPPER FLOOR BEDROOMS AND FAMILY BATHROOM
- TIERED GARDEN ENJOYING RIVER AND RURAL VIEWS, COVERED SEATING AREA
- OFF ROAD PARKING, GARAGE, UNDER HOUSE AREA
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Harts Close, Teignmouth, TQ14 9HG

£325,000

A modern detached family home situated towards the head of a quiet cul de sac in a favoured residential area enjoying extensive rural views with views into the Teign estuary from the rear gardens. Off road parking and garage. The internal accommodation briefly comprises; ground floor bedroom with en-suite, lounge dining room, modern kitchen breakfast room, utility, two upper floor bedrooms and family bathroom. To the rear, being a real feature of the property is a large tiered garden enjoying the passage of the sun throughout the day with river and rural views, there is also a covered seating area.



Property Description

Composite entrance door with courtesy lighting into the...

LOWER HALLWAY

Stairs rising to first floor. Door to...

GROUND FLOOR BEDROOM

uPVC double glazed window overlooking the front aspect with views across neighbouring properties, across the Coombe valley to rural Bishopsteignton. Radiator, range of fitted bedroom furniture. Access to useful under stairs store cupboard. Door to...

EN-SUITE

Fully tiled en-suite comprising shower area with shower cubicle, fitted Triton shower, recessed spotlighting, low level WC, wall hung corner wash hand basin, fitted extractor, towel rail.

FIRST FLOOR LANDING

Door to linen cupboard with factory lagged hot water cylinder and slatted shelving. Doors to...

LOUNGE/DINING ROOM

uPVC double glazed window overlooking the front aspect and approach with superb rural views across the Coombe Valley nature reserve to Haldon moor, rural Bishopsteignton, across east Teignmouth to Ringmore and open farm land beyond, heading inland towards Dartmoor. Radiator.

KITCHEN/BREAKFAST ROOM

Modern fitted kitchen with range of cupboard and drawer base units under counter tops with integrated brushed chrome four ring gas hob with decorative tiled splash back and chimney style extractor over, integrated double oven, plumbing for dishwasher, stainless steel drainer sink unit, corresponding eye level units, recessed spotlighting, space for table and chairs. Doorway through to...





UTILITY ROOM

Obscure double glazed window, plumbing for washing machine, space for upright fridge freezer, uPVC double glazed door giving access onto the side passage and rear gardens.

BEDROOM TWO

uPVC double glazed window overlooking the rear gardens. Radiator. Obscure double glazed door giving access to the rear.

BEDROOM THREE

uPVC double glazed window overlooking the front aspect with far reaching rural views. Radiator.

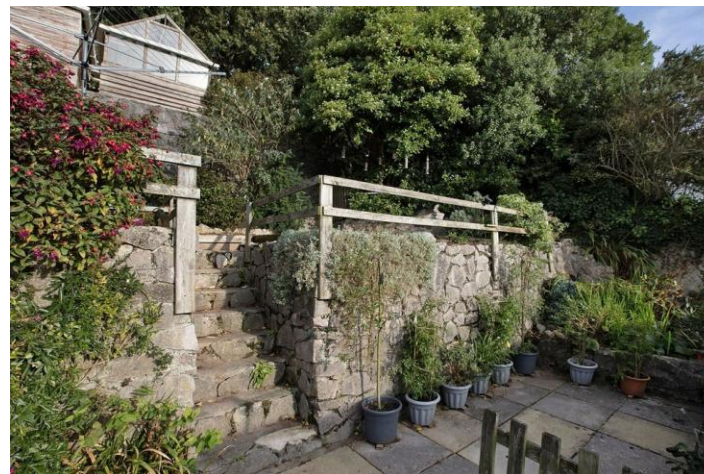


FAMILY BATHROOM

Shell suite comprising panelled bath, fitted Triton shower, tiled to the bath/shower enclosure, uPVC obscure double glazed window, low level WC, pedestal wash hand basin, ladder style towel rail/radiator, shaver socket, hatch and access to loft space.

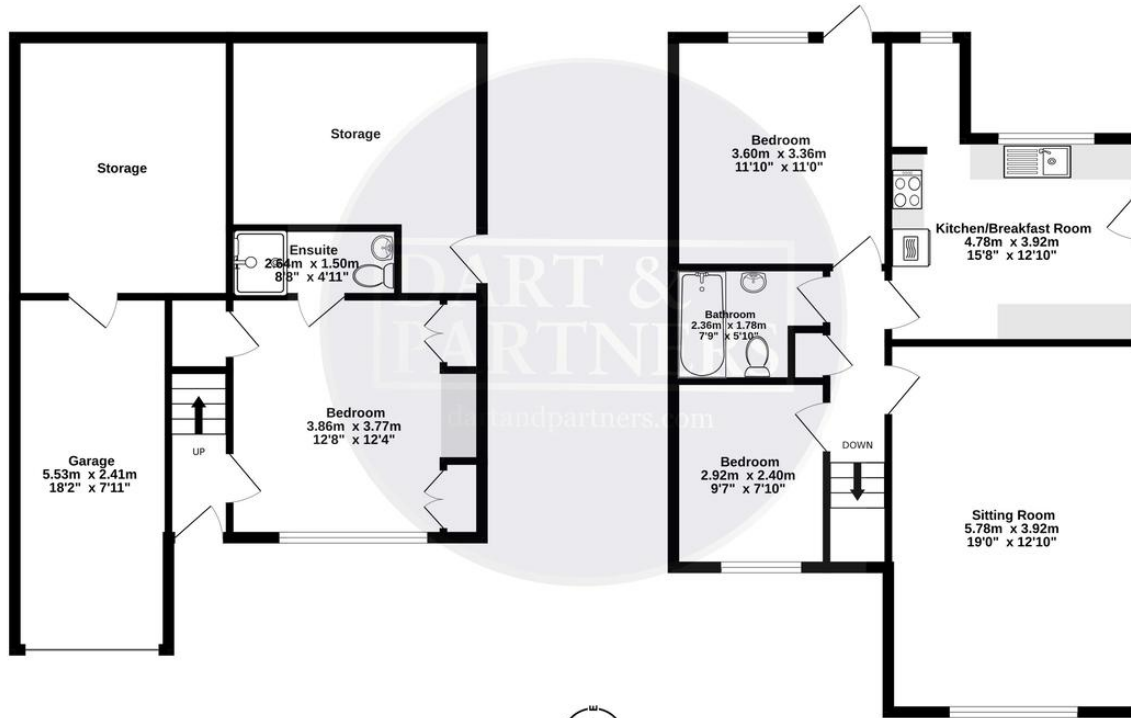
OUTSIDE

To the front of the property there is a tarmac driveway providing **OFF ROAD PARKING** and leading to an **ATTACHED GARAGE**. There is additional off road parking and a pathway to the main entrance and a gated side access to a covered walkway, also access via the kitchen. On the lower level is a door to a useful under house store room/workshop. To the rear there is a covered seating area with external power supply and lighting. Steps to a tiered garden with paved patio, ornamental garden pond, further barked terrace with raised retained well stocked flower beds. There are numerous seating areas and far reaching rural views enjoyed from the garden. Views are enjoyed into the river Teign estuary, along Ringmore and roiling hills beyond. Steps up to an upper terraced garden with greenhouse and garden shed (with power supply), level lawn, sun deck and a private top tier offering a high degree of privacy and seclusion whilst enjoying appealing and far reaching rural views. The gardens are interspersed with mature shrubs, trees and evergreens.



Ground Floor
61.5 sq.m. (662 sq.ft.) approx.

1st Floor
64.9 sq.m. (699 sq.ft.) approx.



TOTAL FLOOR AREA : 126.5 sq.m. (1361 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.
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GARAGE

With metal up and over door. Power and lighting. Wall hung gas boiler providing the domestic hot water supply and gas central heating throughout the property.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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