



## Fairview, Tedburn St. Mary

Guide Price £425,000

**HELMORES**  
SINCE 1699



# Fairview

Tedburn St. Mary, Exeter, EX6 6EQ

- Fantastic detached Victorian house
- Large 4 bedroom accommodation (1800sqft)
- Village location with shop, pub and primary school
- Ensuite and family bathroom
- Recently updated kitchen/breakfast room
- 3 reception rooms
- Not listed
- Level plot with gardens
- Off-road parking for 3 vehicles

Tedburn St Mary is a well-positioned village on the borders of Mid Devon and Teignbridge. Its location, just a couple of miles from the A30, gives superb accessibility whilst the village has a great community feel. Exeter is just a 15 minute drive, as is the nearest town of Crediton, some 4 miles through the pretty country lanes. There is a pub serving great food, a primary school, shop and post office in the village and a bus service to Exeter and Okehampton operates several times a day, plus a school bus to secondary school.

Located in a central location within the popular village of Tedburn St Mary, Fairview offers large light rooms over two floors with plenty of original features and character remaining whilst still being up to date and it isn't listed.

The house, originally built in the mid 19th century, benefits from double glazed windows (That have been replaced in the last 5 years), central heating (Worcester oil fired boiler), solar thermal panels to aid hot water, modern yet in keeping kitchen and bathrooms and excellent road links with the A30 nearby.







The generous accommodation offers 3 reception rooms on the ground floor and a wonderful, social kitchen/breakfast room at the rear which has been recently updated. There's certainly flexibility on how the rooms are used. On the first floor are the 4 double bedrooms with the master bedroom having a lovely ensuite shower room and a separate family bathroom serves the remaining bedrooms.

Outside, the gardens are predominantly to the rear and side and are enclosed, well landscaped and private with lawns, pretty seating areas and plenty of storage for logs/sheds etc. The gardens are ideal for those with children or pets as the back door can be left open to the garden without a worry as the garden is fenced and gated to the drive and road. It's also worth noting that to the side is off-road parking for up to 3 vehicles and once on the drive, there's a door from the drive straight into the house so there's no need to use the road side for access.

Agents note: Don't let the central position on the village road put you off, the gardens have been enclosed with safety in mind and it provides a village environment with excellent transport links and the price reflects its location.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Teignbridge 2024/25-  
£2866.51

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold





**Tedburn St Mary** is a village located a short drive from Exeter down the A30 (7 miles), and 5 miles across country from Crediton – through winding lanes. Its backdrop is that of high slopes, rounded hillforms and narrowing valleys. For everyday necessities there is a traditional village shop and for the kids a wonderful little primary school. If boredom ever strikes Tedburn presents a wide array of things to get stuck into, including: a drama group and a football club. Need to practice for the Ryder Cup? Or just unwind – ‘Fingle Glen Golf Hotel’ is nearby with an 18-hole golf course and luxurious accommodation. For some dramatic walks, ‘Fingle Bridge’ is only 6.2 miles away. Here the Teign River splashes and whirls its way over mossy boulders, through the middle of a precipitous, wooded gully on the fringes of Dartmoor. Think: ‘The Lord of the Rings’, much of Dartmoor has been inspirational in the approach to ‘Middle Earth’ by the famous “Lotr” concept artist, Alan Lee.

#### DIRECTIONS

For sat-nav use EX6 6EQ and the What3Words address is [///skies.remarking.paces](https://www.what3words.com/skies.remarking.paces)

but if you want the traditional directions, please read on.

If arriving in Tedburn from the A30, go over the mini-roundabout, pass The Kings Arms and the house will be found immediately on the left hand side.

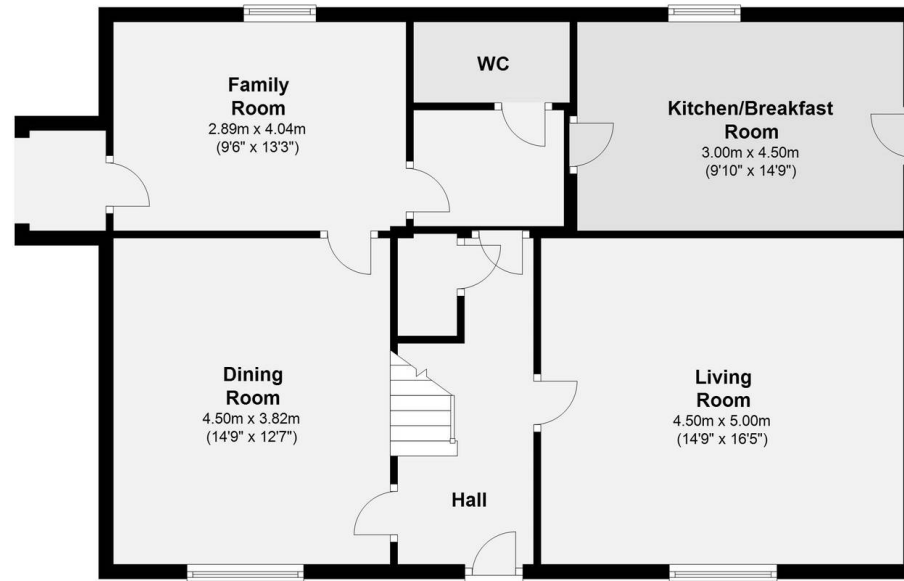
If arriving in Tedburn from Crediton then pass the village hall on your right and then when you reach the T junction, turn right and the property will be found on your left, immediately following The Kings Arms.





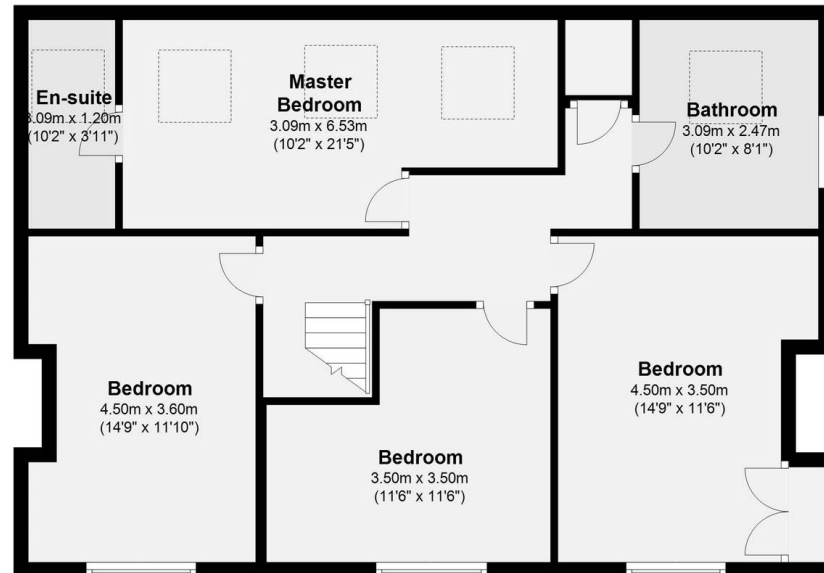
## Ground Floor

Approx. 83.5 sq. metres (899.0 sq. feet)



## First Floor

Approx. 84.7 sq. metres (911.6 sq. feet)



Total area: approx. 168.2 sq. metres (1810.5 sq. feet)

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## Helmores

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