



45 Four Oaks Road, Tedburn St. Mary, EX6 6AP

Guide Price **£265,000**

45 Four Oaks Road

Tedburn St. Mary, Exeter

- Sought after village location
- 3 bedroom semi detached house
- Kitchen/diner and conservatory
- Living room with wood-burner
- Driveway and garage
- South facing garden
- Only 15 minutes into Exeter

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.

This property is a 3 bedroom, semi-detached house on a residential street of similar homes. It's part of the village with everything within easy reach. The house itself offers a traditional layout with an entrance porch leading to the front door, very handy for coats and shoes and then into the main house.





There's a living room complete with wood-burning stove and timber flooring with a warm feel. Across the back is a kitchen/diner with plenty of storage and room for a table and chairs too plus doors out into the conservatory. This doubles up as a useful utility area with space and plumbing for a washing machine and further doors out onto the garden. On the first floor are 3 bedrooms and a family shower room.

Outside, it's set back from the street by its pretty front garden with lawn and planted beds adding to the privacy. There's a driveway providing off-road parking for 2 or 3 vehicles and a detached garage to the side. A gate leads into the south facing rear garden which is a good size and with timber fencing and natural hedging. The rear garden has mainly been designed for year round use with a large paved patio providing seating or play space. There are some raised beds with gravel pathways and then two timber sheds, one of which can be used as a home office, ideal for escaping the house and then other is mainly for storage, both have electric running to them.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Teignbridge

Approx Age: 1970s

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains drainage

Heating: Oil fired central heating and wood burner

Listed: No

Conservation Area: 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 6AP and the What3Words address is [///crackles.proudest.defers](https://www.what3words.com/addr/ckrckles.proudest.defers)

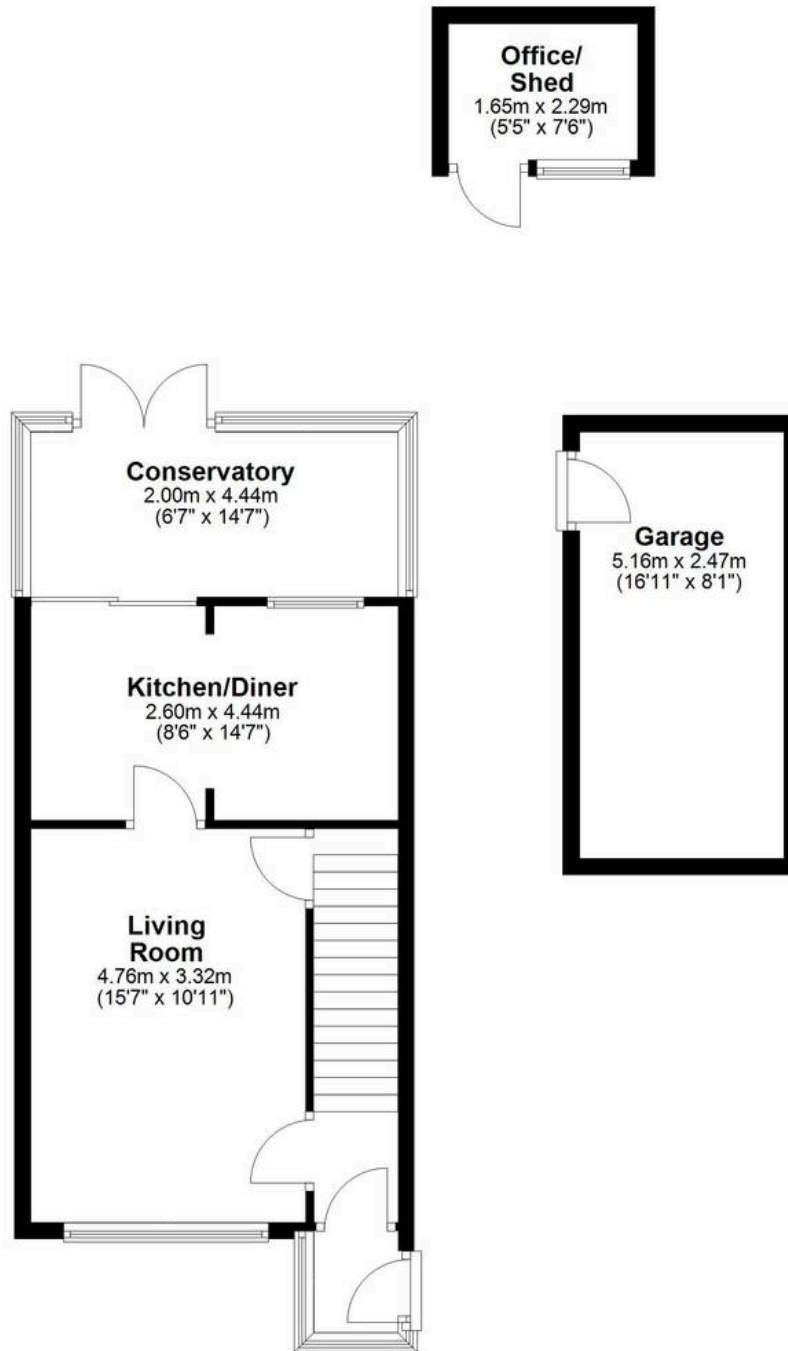
but if you want the traditional directions, please read on.

From A30 at Pathfinder Junction: Proceed towards the village and take the first left into Four Oaks Road. Pass the junction to Cleave Close and continue past the green on your right and then the property will be found on the left.



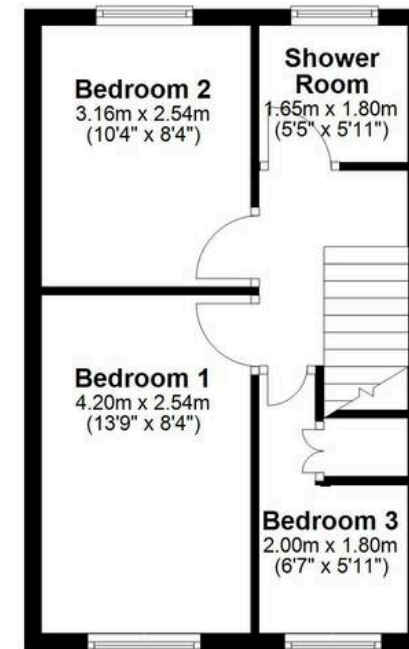
Ground Floor

Approx. 60.3 sq. metres (649.3 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 93.2 sq. metres (1003.6 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.