



26 School Lane, Tedburn St. Mary, EX6 6AA

Guide Price **£450,000**

26 School Lane

Tedburn St. Mary, Exeter

- Large semi-detached family home
- Excellent village location only 15 mins from Exeter
- Village with pub, school and shop
- 4 bedrooms with 2 bathrooms
- Living room, dining room and conservatory
- Kitchen with separate utility
- South facing gardens
- Driveway and additional parking

If you're looking for village life without being too far from Exeter, then Tedburn St Mary is an excellent option. It's home to a great community, set in the Mid Devon countryside yet close to the A30 for easy links to Okehampton, Exeter and beyond. However, it's not just commuters that enjoy the village life. Tedburn has a pub, a shop, post office and primary school (bus to Crediton for secondary school and sixth form), plus there's plenty of clubs and teams to be a part of.

This semi-detached house fills a sought after part of the market, it sits well between the smaller family homes and the more expensive larger homes and it will suit a range of buyers. There's excellent space inside and out, little for a new owner to do, plus it's got those nice extras like a sperate utility room, two bathrooms and a conservatory. There's double glazing and central heating and the house and garden face south so there's plenty of light too.





The layout offers three reception spaces to the ground floor with a large living room, a separate dining room (offering flexibility to how this room is used) and both open into the conservatory which overlooks the garden. There's a useful front porch (which is ideal for coats and shoes!) and the hallway leads to the reception rooms and to the kitchen which is well fitted with a range of units and integrated appliances. To complete the ground floor is a family shower room and the separate utility with door to outside. On the first floor are three of the four bedrooms, all double sized with fitted wardrobes and served by a family bathroom. Up again, a loft conversion provides the fourth bedroom, complete with built in storage. Outside, the property is accessed via a small car park in which the house benefits from a designated parking space. In addition, a private driveway provides off-road parking for two vehicles. There are attractive planted beds to the front entrance and a pathway leads to the front porch. The gardens are deceptive with various zones, ideal for families and those with pets, it's secure and there's room to grow, play and simply sit and enjoy. Being south facing, and with easy access from the conservatory, it's a light garden that can be used for much of the year.

Agents' Note: The property is subject to a S157 local occupancy clause meaning that buyers must have lived or worked in Devon for the last 3 years.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.



Current Council Tax: Band C – Teignbridge

Approx Age: 1950's

Construction Notes: Brick cavity under tiled roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating

Listed: No

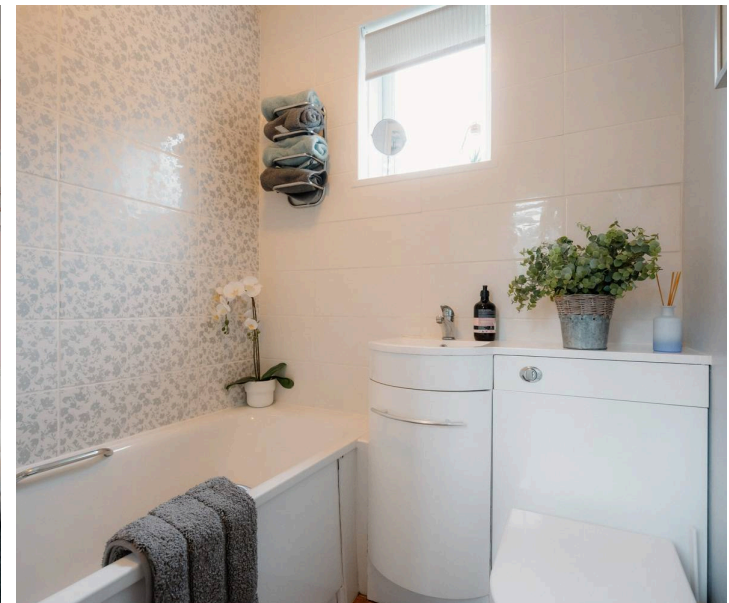
Conservation Area: No

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 Cridton – 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. 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.

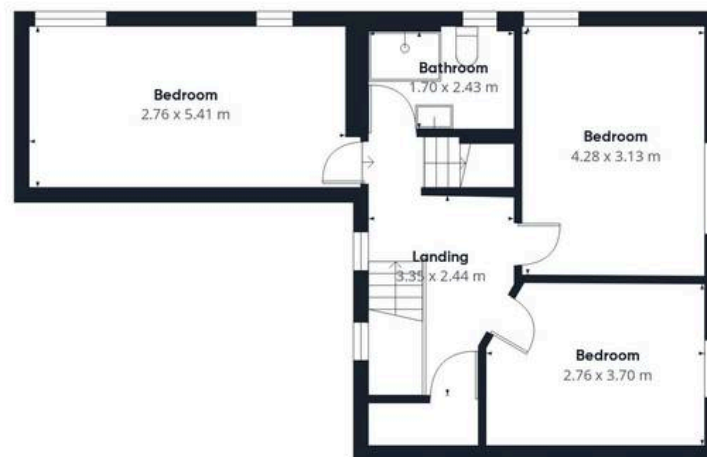
DIRECTIONS : For sat-nav use EX6 6AA and the What3Words address is [///training.cried.satin](https://www.what3words.com////training.cried.satin)

If entering Tedburn St Mary from Cridton (via Venny Tedburn), go straight across the first junction (beside the pub) and to the top of the hill. At the junction, turn right then first left and follow the road down the hill. Turn the bend and School Lane will be on your left. Proceed into School Lane and turn left after a few meters into the car park and the property will be in front of you.

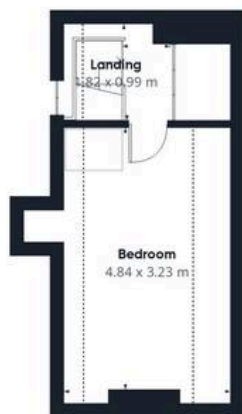




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

133.1 m²

Reduced headroom

7.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.