



Little Fairwood Farm



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Tedburn St. Mary, Exeter, EX6 6BB

Exeter - 7.2 miles

A detached bungalow in a rural position on the edge of a popular Devon village.

- No onward chain
- Edge of village location
- Recently refurbished
- Additional land available
- Freehold
- Beautiful southerly aspect
- 3 bedroom detached bungalow
- Gardens and orchard of 1/3 of an acre
- EPC - E
- Council tax band -E

Guide Price £650,000

SITUATION

The property is situated in a delightful rural location close to the sought-after village of Tedburn St. Mary. The village has an excellent range of local facilities including shop/post office, village hall, two pubs, church, garage and primary school (Ofsted - good). Access to the A30 dual carriageway is approximately three quarters of a mile linking Cornwall in the West and Exeter and the M5 motorway in the east. Approximately four miles away is the Dartmoor National Park, which offers many thousands of beautiful unspoilt moorland acres in which to enjoy a wide range of outdoor pursuits including walking, riding, cycling and fishing.

DESCRIPTION

Little Fairwood Bungalow is a delightful south-facing bungalow with far-reaching rural views. This recently refurbished property is currently arranged with 3 double bedrooms, a family bathroom, an open plan sitting room and dining room, kitchen with utility, and a garden room. The mature plot includes a gravel driveway with ample parking and turning area. Established gardens wrap around the property with a sun terrace, areas of lawn with shrubs, including an orchard.



ACCOMMODATION

A glazed entrance porch opens to an entrance hall providing storage and loft access. The open plan sitting room, with feature stone wall and woodburner, has a wonderful southerly aspect and French doors leading to the sun terrace. Steps from the sitting room lead up to a dining room with French doors to dual aspect garden room. The kitchen has a rear aspect with garden views, fitted with an array of matching base and wall units, rangemaster oven and hob, and a small breakfast bar. Off the kitchen is a utility/boot room with separate WC and a door to the side of the property. Bedroom 1 has a south-facing dual aspect and ensuite bathroom. Bedroom 2 has a front aspect. Bedroom 3 has fitted wardrobe. The family bathroom provides a bath with shower over, WC, basin and heated towel rail.

GARDENS

A five bar gate leads to a gravel driveway providing ample parking and a turning area. To the rear of the property are landscaped terrace borders whilst to the front and side are lawned gardens with an orchard and far reaching southerly views.

ADDITIONAL LAND

There is additional land available subject to separate negotiation. Please speak to the Agent for further information.

SERVICES

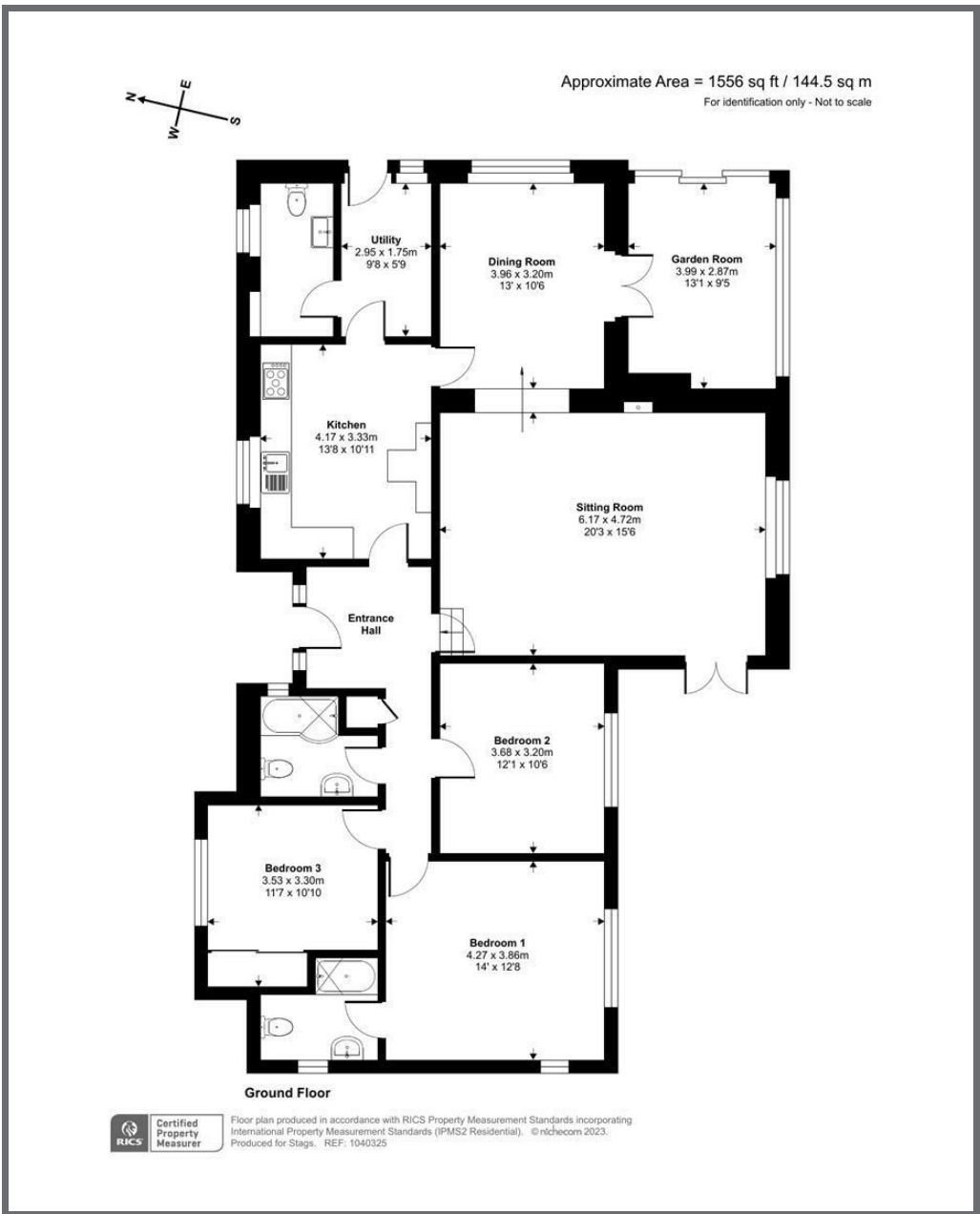
Mains water & electricity. Private drainage. Gas central heating

DIRECTIONS

From Exeter Exe Bridges roundabout proceed through St Thomas in the direction of Longdown. Turn right signposted Tedburn St Mary and proceed into the village, turning right at the roundabout onto Six Miles Hill. After 0.4 miles take the left turn onto Lillybrook Lane. Take the right fork and after 0.4miles the property will be on your right. What3words - earphones.verbs.gearing. Please use the directions or the what3words rather than the postcode.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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