

33 School Lane, Tedburn St. Mary, Exeter, EX6 6AA



Well presented three bed semi-detached property, situated in a popular Tedburn location with spacious accommodation benefitting from Entrance Hall, Lounge, open plan Kitchen/Dining Room, three first floor Bedrooms, Family Bathroom, off-road parking for three vehicles, garage and large rear garden mainly laid to lawn.

Offers in the Region of £290,000 Freehold DCX02892

33 School Lane, Tedburn St. Mary, Exeter, EX6 6AA

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via UPVC part glazed front door, with part glazed doors leading to the lounge, stairs to first floor landing and radiator.

Lounge 24' 5" x 11' 1" (7.430m x 3.376m)

Front aspect UPVC double glazed window, fireplace with tiled surround and slate half, telephone point, television point, under stairs storage cupboard, door to the kitchen, opening through to the dining room, and two radiators.



Kitchen/Diner 16' 11" x 17' 9" (5.151m x 5.414m)

Dual aspect UPVC double glazed windows and UPVC double glazed patio doors leading out to the rear garden, fitted range of eye and base level units with stainless steel sink with single drainer, roll edge work surfaces, part-tiled walls, electric cooker point, plumb for washing machine, further appliance space, tiled flooring, large seating area, side door leading to the side of the property and radiator.



First Floor Landing

Side aspect UPVC double glazed window, doors to bedroom one, bedroom two, bedroom three, and bathroom, and also access to the loft void above.

Bedroom One 13' 8" x 8' 4" (4.161m x 2.533m)

Front aspect UPVC double glazed window with view of the front garden and radiator.



Bedroom Two 10' 4" x 8' 4" (3.158m x 2.532m)

Rear aspect UPVC double glazed window with view of the rear garden and radiator.



Bedroom Three 6' 11" x 6' 1" (2.117m x 1.844m)

Front aspect UPVC double glazed window with view of the front garden, storage cupboard and radiator.



Bathroom

Rear aspect frosted UPVC double glazed window, three-piece white suite comprising of bath with hand-held shower above, low level WC, pedestal wash hand basin, tiled walls, extractor fan, spotlighting and radiator.



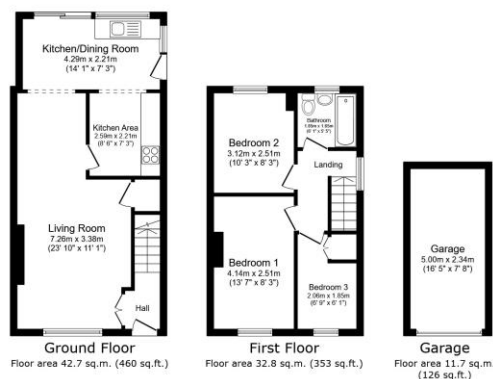
Rear Garden

Private enclosed rear garden with range of panel fencing, with paved seating area, mature trees, large lawned area, three wooden sheds, and gated side access.



Outside

Off road parking for up to three vehicles, pedestrian access to the front door, with front garden mainly laid to lawn. Garage has metal up and over door.



Total floor area: 87.3 sq.m. (939 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookbooks are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.