



4 Dinnis Close, Tedburn St. Mary, EX6 6RP

Guide Price **£400,000**

4 Dinnis Close

Tedburn St. Mary, Exeter

- Detached four-bedroom family home
- Lovely open countryside views to the rear
- Generous south-west facing rear garden
- Very well presented throughout
- Spacious kitchen/dining room
- Living room opening into a large conservatory
- Excellent potential to extend, subject to planning
- Garage & driveway with plenty of parking
- Popular village with school, shop, pub & sports clubs
- Excellent access to Exeter & the A30

4 Dinnis Close is a really good family house in a village that works particularly well for family life. Tedburn St Mary has a primary school, village shop, pub and an active community with local sports clubs, while a school bus provides transport into Crediton for secondary schooling. Exeter is within easy reach and the nearby A30 makes it a particularly practical location for anyone travelling further afield. The house sits in a friendly cul-de-sac on a good-sized plot, with plenty of parking at the front and a south-west facing garden behind, looking out across the adjoining countryside.

Inside, it's in very good condition and there's already plenty of room for a family. The entrance hall leads into a good-sized living room with a bay window at the front, before opening into the large conservatory at the rear, which makes the most of the garden and





countryside beyond. Alongside is the kitchen/dining room, giving you another good family space, with a ground-floor WC completing the ground floor. The size of the plot also gives the house some interesting potential. Subject to the necessary permissions, there's room to consider extending or remodelling in the future, although there's certainly no shortage of space as it stands. Upstairs are four bedrooms and the family bathroom, with the bedrooms at the rear enjoying particularly lovely views across the surrounding countryside.

Outside, the south-west facing rear garden is a big part of the appeal. There's a patio immediately behind the house, a good-sized lawn and established trees and planting, with open countryside providing the backdrop. It's a lovely amount of outside space for a family and, combined with the size of the plot, gives you room to enjoy it now as well as think about what you might do in the future. At the front there's further garden, a garage and a substantial driveway with plenty of parking. It's a comfortable, well-kept family home with a good garden and outlook, in a village where you've got plenty around you while still being within easy reach of Exeter.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Teignbridge

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Construction: Brick/Block

Listed: No

Conservation Area: No

Tenure: Freehold

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.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

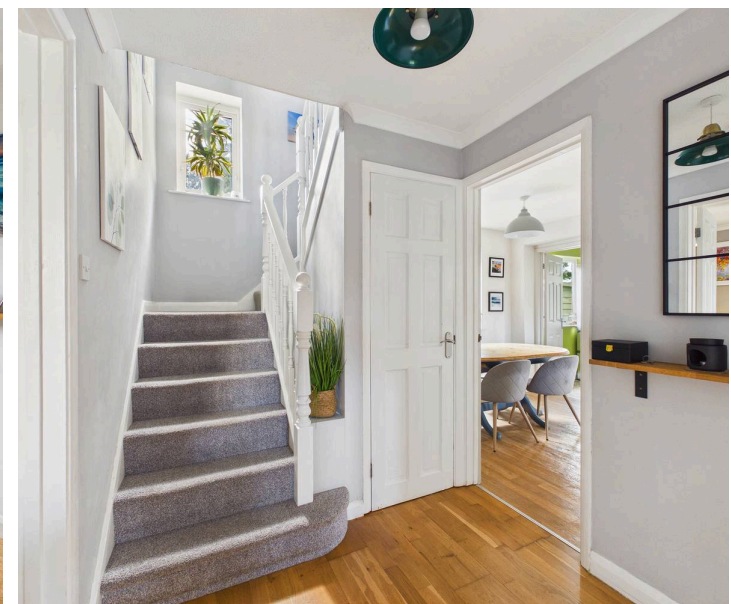
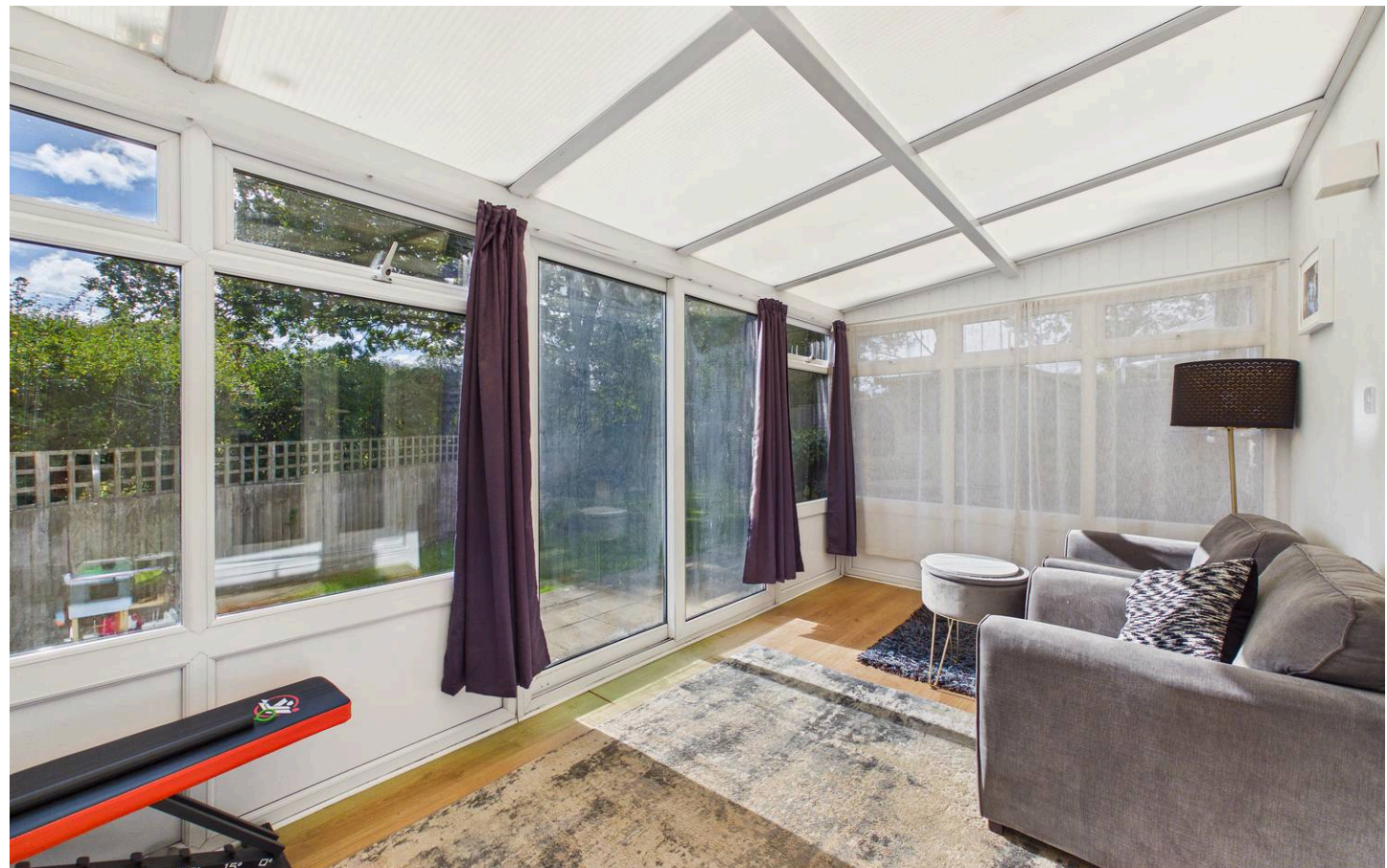
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

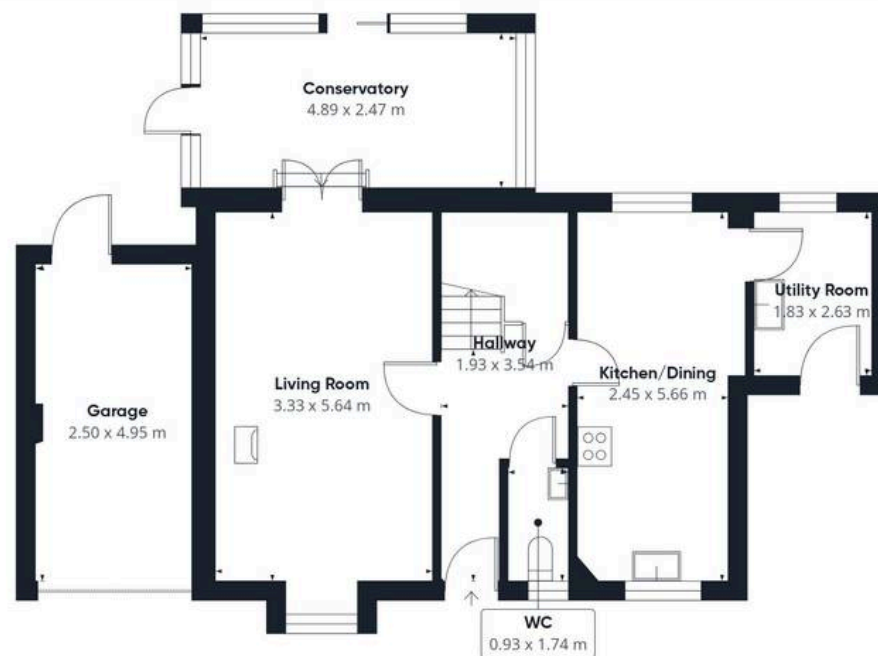
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Potential road noise:

The property's convenient proximity to the A30 means that some road noise can be heard from the garden. We recommend buyers note this if it's of particular importance to them.







Floor 0

Approximate total area⁽¹⁾
114.6 m²



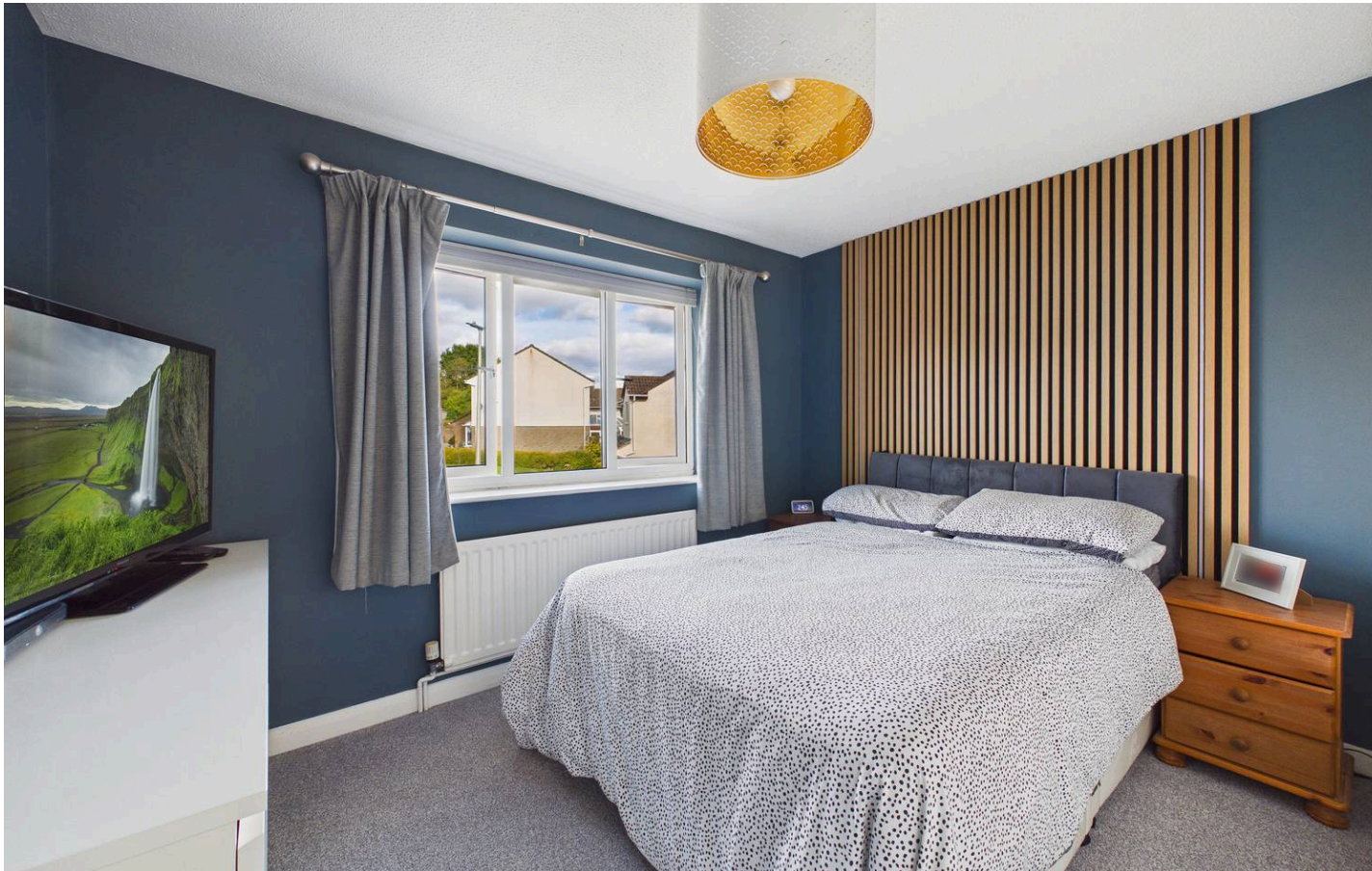
Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360





Heating Type (Non-Mains):

We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

TEDBURN ST MARY is a popular village, not least because of its proximity to the A30 and the ready access this gives to Exeter and beyond. A thriving community spirit provides parishioners with a raft of activities and associations to choose from, so whether crafting, sports, or just having a friendly chat is your thing, you're sure to find something that suits. A well-stocked village stores provides everyday essentials and a monthly farmer's market offers up the unique. Meanwhile there's a well-regarded pub and several cafes within easy reach. Also within a short distance is access to Dartmoor National Park and all the outdoor pursuits it has to offer. Of note is Fingle Bridge, a stunning woodland setting surrounding the River Teign that's carved its way through a wooded gorge sitting at the foot of the imposing Castle Drogo. Early-years and primary schooling are both catered for (OFSTED Good), secondary schooling is provided in Crediton.



DIRECTIONS : Use EX6 6RP or the what3words is [///ordeals.retraced.aced](https://www.what3words.com/deals/retraced/aced)

When in the centre of Tedburn proceed into Northpark Road and turn left into Southway. Take the second left into Dinnis Close and the property will be facing you at the end.



Helmores

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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.