



**3 School Lane, Tedburn St. Mary, EX6 6AA**

Guide Price **£400,000**

## 3 School Lane

Tedburn St. Mary, Exeter

- Detached bungalow in non-estate village setting
- Central Tedburn St Mary location with easy A30 access
- Three bedrooms with updated bathroom
- Spacious living room with woodburner and garden access
- Stylish modern kitchen/breakfast room
- Fully renovated with new kitchen, heating and flooring
- Move straight in condition throughout
- Level rear garden with useful outbuildings
- Driveway parking and converted garage
- Popular village with strong community and amenities

Set right in the centre of Tedburn St Mary, 3 School Lane is a detached bungalow that's had a full refresh and now offers a comfortable, modern home in a really convenient village setting.

Tedburn is one of those villages that strikes a great balance. It has a proper community feel, a well regarded primary school, shop and a pub, along with clubs and activities centred around the village hall, yet it's only a short drive to the A30, making Exeter easily accessible for work or leisure. It feels like village life, but without the isolation.

The property itself sits in a level, non-estate position, something that's always in demand, and within easy walking distance of everything the village has to offer.





Inside, the current owner has carried out a comprehensive programme of improvements. A new kitchen and bathroom have been fitted, central heating installed, and new flooring runs throughout, giving the whole place a fresh and cohesive feel.

The living room is a generous space and features a woodburner which adds a real focal point and makes it a cosy place to spend time, particularly in the cooler months. Doors open out to the garden, helping the space feel connected to the outside.

The kitchen/breakfast room has been updated to a good standard and offers plenty of storage and workspace, making it both practical and sociable for day to day living.

There are three bedrooms, all served by the newly fitted bathroom, creating a simple and well balanced layout that will suit a range of buyers.

Outside, there is driveway parking to the front along with the converted garage, currently used as a gym, it could easily be reverted back to a garage by a new owner if required. To the rear is a level, enclosed garden. It's easy to maintain but still offers enough space to enjoy, with room for seating, planting and making the most of the warmer months and complete with a greenhouse and shed.

Overall, this is a great example of a village bungalow where the hard work has already been done, offering a comfortable home in a location that continues to be popular for good reason.

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: LPG gas central heating and woodburner

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.

**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](http://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.

**DIRECTIONS** - For Sat-Nav use EX6 6AA / what3words is [///eyepieces.cling.limit](https://www.what3words.com/eyepieces.cling.limit) From the mini-roundabout in Tedburn St Mary, take the exit into School Lane and the property will be found second on the left.





Approximate total area<sup>(1)</sup>  
85.7 m<sup>2</sup>

(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.

GIRAFFE 360





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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