



37 Four Oaks Road, Tedburn St. Mary, EX6 6AP

Guide Price **£275,000**

37 Four Oaks Road

Tedburn St. Mary, Exeter

- Beautifully extended family home
- Stunning open-plan kitchen & dining room
- Three bedrooms
- Two reception rooms plus hobby/work space
- Utility room & ground floor WC
- Living room with feature wood-burner
- Garage & enclosed gardens
- Far-reaching countryside views
- Traditional Devon village location
- Just 15 minutes from Exeter

Set within the heart of Tedburn St Mary, this beautifully extended family home offers the perfect balance of village life and modern convenience. Surrounded by the Devon countryside yet just 15 minutes from Exeter and only 10 minutes from Crediton, it's an ideal location for those wanting a slower pace of life without feeling isolated. The village itself has everything many buyers are looking for, including a primary school, two popular pubs, a village store and excellent road links, with a bus service providing access to secondary schooling in Crediton.

The current owners have transformed what was once a traditional village house into a home designed around modern family living. The standout feature is undoubtedly the superb kitchen and dining room, where rooflights and wide doors flood the space with natural light and create a wonderful connection with the garden.





The adjoining utility room is cleverly tucked away around the corner, keeping the practical side of family life out of sight, whilst the open layout flows naturally into a versatile dining, study or hobby area before leading through to the cosy living room with its wood-burner. Together, these spaces create a home that's equally suited to busy family life, entertaining friends or simply relaxing at the end of the day. Upstairs are three bedrooms served by a stylish modern shower room, whilst downstairs a cloakroom adds further practicality.

Outside, the south-facing rear garden has been designed to be easy to maintain whilst still providing plenty of space for outdoor dining, summer barbecues and relaxing in the sunshine. To the front, the property enjoys pleasant views across neighbouring greenery towards the surrounding countryside, together with the benefit of a garage. Offering far more than first meets the eye, this is a home that successfully combines contemporary living with the warmth and character of a traditional Devon village, all at a price point that's increasingly difficult to find.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Teignbridge

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Wood-burner with back boiler and immersion

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold



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:

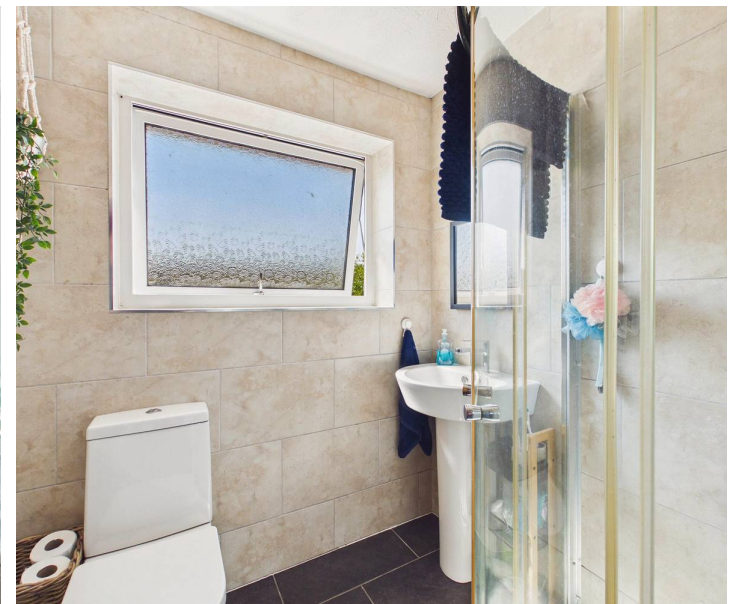
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings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

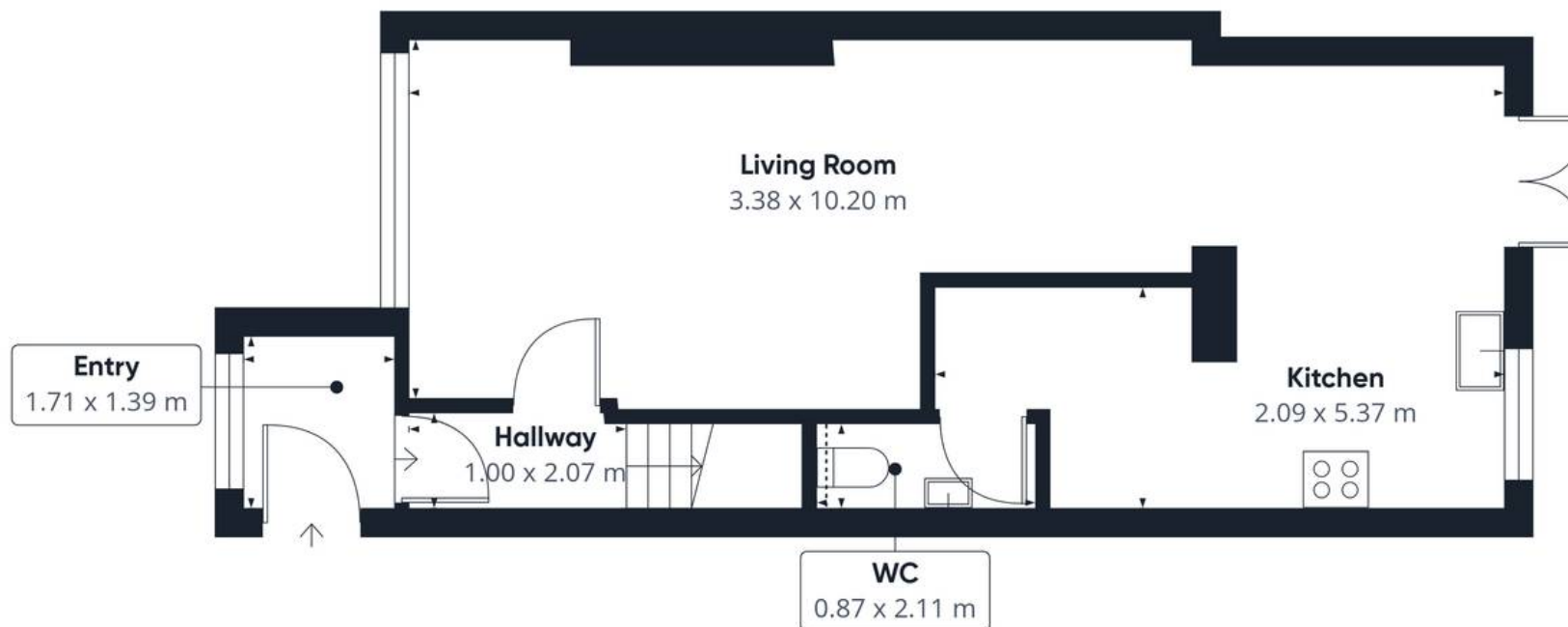
Heating Type (Non-Mains):

We're informed by the seller that the property is heated via a back boiler on the wood-burner. Buyers should confirm servicing arrangements and running costs.

DIRECTIONS

Use EX6 6AP and the what3words is
///noting.reservoir.supplier





Floor 0



Floor 1

Approximate total area⁽¹⁾
76.3 m²

Reduced headroom
0.1 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.