

24 Southway







24 Southway,

Tedburn St. Mary, Exeter, Devon, EX6 6RN

Cheriton Bishop 3.5 miles, Dunsford 4 miles, Exeter 8 miles

Beautifully presented throughout, 24 Southway is an impressive detached 4 bedroom family home offering spacious and versatile accommodation, thoughtfully updated to an exceptional standard and enjoying delightful views across the surrounding Devon countryside.

- Immaculate detached four-bed family home
- Three receptions rooms
- Family shower room plus new upstairs bathroom
- Countryside views
- Teignbridge District Council Band: D
- New kitchen and utility room
- Ground and first floor accommodation
- Enclosed and landscaped rear garden
- EPC E
- Freehold

Offers In Excess Of £450,000

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SITUATION

24 Southway enjoys a peaceful position in the heart of the thriving Devon village of Tedburn St Mary, a highly regarded community offering an excellent range of everyday amenities. These include a village shop and post office, two welcoming public houses renowned for their excellent food and vibrant social calendars featuring quizzes, darts, live music and family events, together with a well-regarded primary school, parish church and village hall, all contributing to the village's strong sense of community. Surrounded by attractive rolling Devon countryside, Tedburn St Mary offers an enviable lifestyle, combining the charm of rural living with excellent connectivity to the cathedral city of Exeter and the A30 and is on the bus route for Queen Elizabeth school in Crediton.

The cathedral city of Exeter lies approximately eight miles to the east, providing an extensive range of shopping, dining, leisure and cultural facilities, together with excellent educational opportunities. The nearby A30 offers swift access to Exeter, Okehampton and the wider road network, whilst mainline rail services and Exeter International Airport cater for those travelling further afield.

The surrounding countryside presents exceptional opportunities for walking, cycling and riding, with the dramatic landscapes of Dartmoor National Park just a short drive away, making this an ideal location for those seeking a village lifestyle without compromising on convenience.













DESCRIPTION

A welcoming entrance hall sets the tone for the quality found throughout the property. At the heart of the home is a superbly appointed contemporary kitchen, recently refitted with an attractive range of modern cabinetry and integrated appliances, creating a stylish and practical space for everyday living. Adjoining the kitchen is a useful utility room with a side door providing access to the garden and driveway, together with internal access to the integral garage.

The kitchen flows seamlessly into the dining room, an inviting space for both family meals and entertaining, with French doors opening into a delightful conservatory. Enjoying an abundance of natural light, the conservatory provides a wonderful additional reception area from which to admire the beautifully maintained garden and far-reaching views over the surrounding countryside. The generous sitting room offers ample space for relaxation and family gatherings. The ground floor also benefits from two well-proportioned double bedrooms, providing flexibility for guests, multi-generational living or those seeking single-level accommodation, together with a beautifully family shower room.

On the first floor are two further spacious double bedrooms, both enjoying a pleasant outlook, served by a newly fitted family bathroom finished to a high standard with contemporary fixtures and fittings.

GARDEN AND GARAGE

Outside, the property is approached via a private driveway providing ample parking and leading to the integral garage. The enclosed rear garden has been thoughtfully landscaped to create a delightful outdoor space, with a separate side access proving particularly practical. There is a shed for storage. Predominantly laid to lawn and patio with plenty of space for a number of seating areas, the garden enjoys a wonderful backdrop of open countryside, offering an ideal setting for al fresco dining and relaxation.

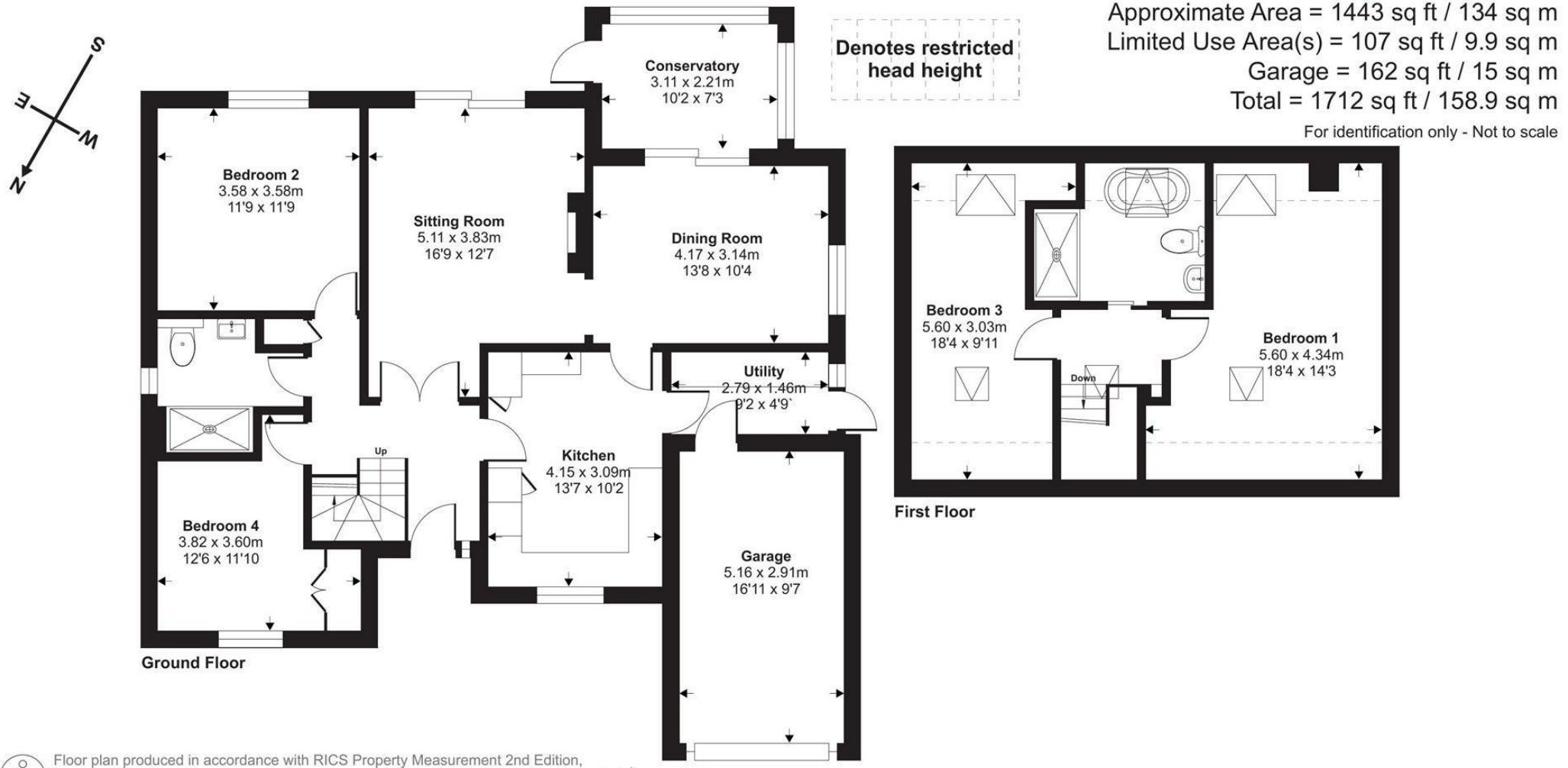
SERVICES

Utilities: Mains water, electricity and drainage
Heating: Oil-fired boiler
EPC: 48 E
Standard and Superfast broadband available (Ofcom)
EE, Three, O2 and Vodafone mobile network available (Ofcom)

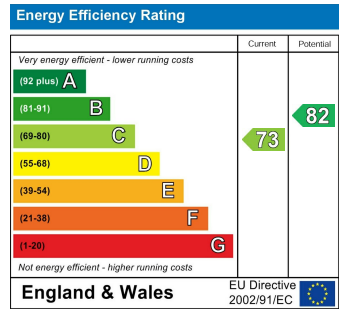
DIRECTIONS

///duplicity.maps.theme

Approximate Area = 1443 sq ft / 134 sq m
Limited Use Area(s) = 107 sq ft / 9.9 sq m
Garage = 162 sq ft / 15 sq m
Total = 1712 sq ft / 158.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1485943



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