



1 Southway, Tedburn St. Mary

Guide Price £330,000

HELMORES
SINCE 1699

1 Southway

Tedburn St. Mary, Exeter

- Modernised Detached Bungalow in a Lovely Village
- Great Access to the A30 & Exeter
- Great amenities within Tedburn St Mary
- Spacious living room & dining conservatory
- Two double bedrooms & White suite bathroom
- Gas central heating & uPVC double glazing
- Level lawned gardens to front, rear & side
- Detached garage & driveway
- Being sold with no onward chain

Welcome to 1 Southway, Tedburn St Mary, a modernised detached bungalow nestled in the heart of this charming village full of amenities. This delightful home offers a comfortable and convenient lifestyle with great access to the A30 and Exeter.

Step inside and be greeted by a spacious living room, perfect for relaxation in front of the fire or entertaining.



HELMORES
SINCE 1699



The dining conservatory (radiator, underfloor heating, light & power) provides a bright and inviting space to enjoy meals with family and friends, it also lies adjoining the kitchen which includes an integrated electric oven, hob & extractor. Two double bedrooms offer ample space for rest and rejuvenation, while the white suite bathroom with its P-shaped bath, Mira shower & a screen over adds a touch of elegance & practicality to your daily routine.

Designed for your comfort, this property features LPG gas central heating (whole system fitted in late 2020/early 2021) and uPVC double glazing, ensuring warmth throughout the year.

Outside, you'll find level lawned gardens to the front (8m x 7m), which could be used to create further parking (STP). There's a side gate enclosing the side & rear garden (12m x 8m) which is completely private, providing the perfect backdrop for outdoor activities or simply enjoying the tranquillity of the surroundings. A detached garage (electric up & over door, light, power & tap) and driveway offer convenient parking. With the added benefit of being sold with no onward chain, this is an opportunity not to be missed. Don't wait to make this 2019/2020 modernised bungalow your own and enjoy the idyllic village lifestyle it offers.

Please see the floorplan for room sizes.



Current Council Tax: D (£2,233pa)

Utilities: Mains electric, water, telephone, broadband & sunken LPG gas tank

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: LPG gas central heating

Listed: No

Tenure: Freehold

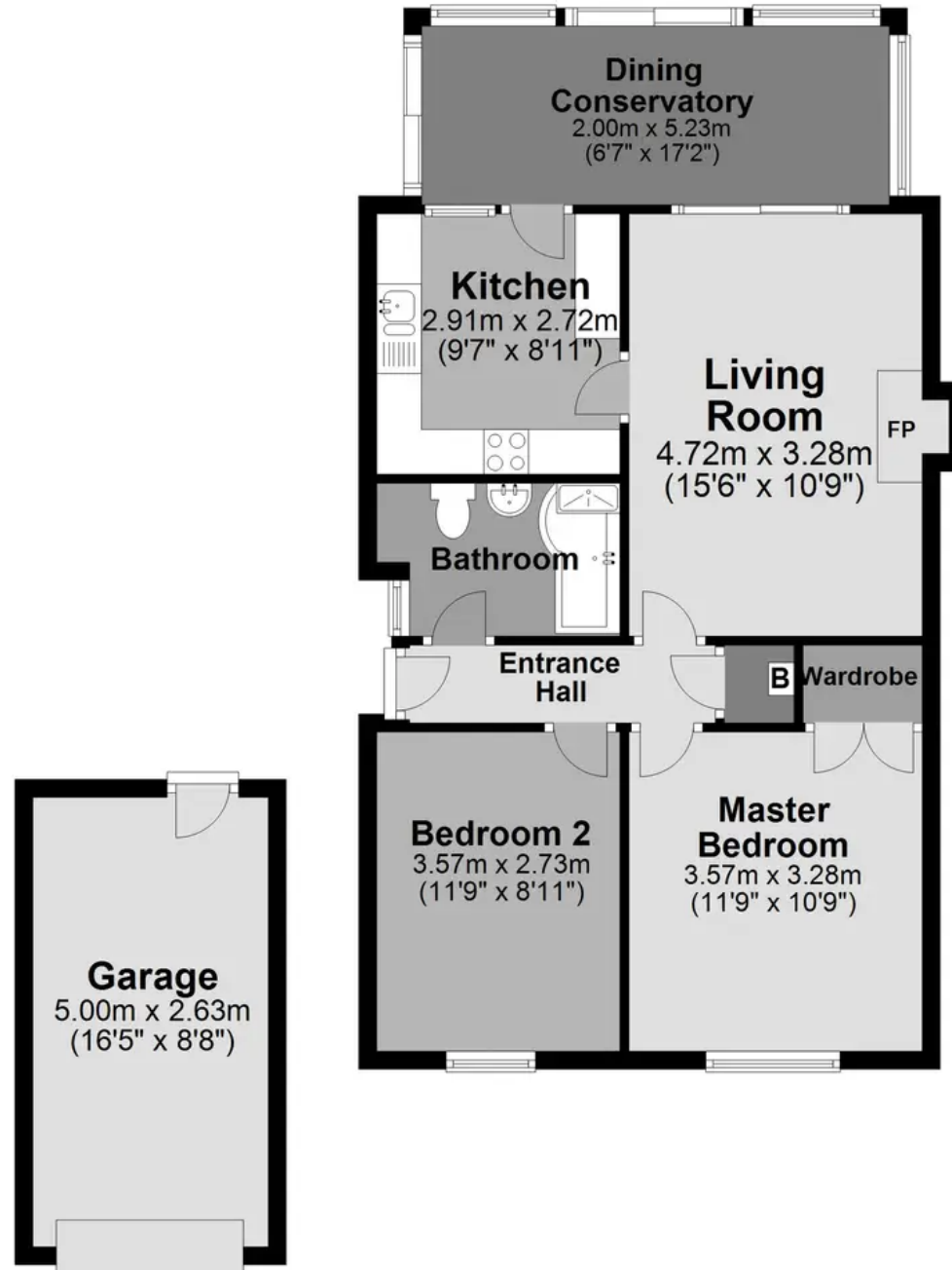
Tedburn St Mary is a village located a short drive from Exeter down the A30 (7 miles), and 5 miles across country from Crediton – through winding lanes. Its backdrop is that of high slopes, rounded hillforms and narrowing valleys. For everyday necessities there is a traditional village shop and for the kids a wonderful little primary school. If boredom ever strikes Tedburn presents a wide array of things to get stuck into, including: a drama group and a football club. Need to practice for the Ryder Cup? Or just unwind – ‘Fingle Glen Golf Hotel’ is nearby with an 18-hole golf course and luxurious accommodation. For some dramatic walks, ‘Fingle Bridge’ is only 6.2 miles away. Here the Teign River splashes and whirls its way over mossy boulders, through the middle of a precipitous, wooded gully on the fringes of Dartmoor. Think: ‘The Lord of the Rings’, much of Dartmoor has been inspirational in the approach to ‘Middle Earth’ by the famous “Lotr” concept artist, Alan Lee.

DIRECTIONS: For sat-nav use EX6 6RN, No.1 is immediately on your left as you turn into the road from North Park Road.
What3Words: ///spark.limitless.brightens



Ground Floor

Approx. 67.4 sq. metres (725.7 sq. feet)



Total area: approx. 67.4 sq. metres (725.7 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

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.