



**33 Southway, Tedburn St. Mary**

Guide Price **£465,000**

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## 33 Southway

Tedburn St. Mary, Exeter

- 3 bedroom detached bungalow
- Prominent and accessible location
- Kitchen/breakfast room
- Large living/dining room plus conservatory
- Ensuite and utility room
- Front and rear gardens
- Secure rear garden with patio and lawns
- Double garage and off-road parking
- No chain

Southway is a residential road in the popular village of Tedburn St Mary, ideally located for Crediton (4 miles) or jump onto the A30 for easy access to Exeter. Being so accessible, and with a thriving village community, it's easy to see why this is a sought after location for many buyers. Built in the 1980's, the development consists of houses and bungalows of varying shapes and sizes. This is one of the original larger bungalows and has room to extend either out or up (or both!). The property has good room sizes, oil fired central heating and timber double glazed windows.



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A useful front porch gives a practical entrance with room for coats and shoes and the front door leads into the central hall. On one end, the living/dining room runs front to back with a multi-fuel burner, ideal for those colder nights. At the rear, a conservatory extends the living space into the garden and is a wonderful addition to provide more space. The kitchen/breakfast room is well equipped with plenty of storage and room for a table and chairs. There's also a utility room with a door to the rear garden. It's worth noting that the appliances will be included in the sale including the oven, hob, fridge and freezer, washing machine and dishwasher. The 3 bedrooms are all of a good size with the master having it's own ensuite and built in wardrobes. A family bathroom (now just with shower but a bath does fit) serves the rest of the property.

At the front is a lawned front garden with some planted beds and the garden continues to the side, incorporating the gardens behind the footpath too. The rear garden is a good size being some 27m x 13m and mainly lawned with fencing and hedging. There's a greenhouse and access to the double garage via a side door. The double garage offers excellent space with eaves storage and there's off-road parking in front too.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Teignbridge 2023/24 - £2729.84

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage



Heating: Oil fired 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 and the What3Words address is [///swimsuits.brave.skin](https://www.what3words.com/#!/en/@@@swimsuits.brave.skin)

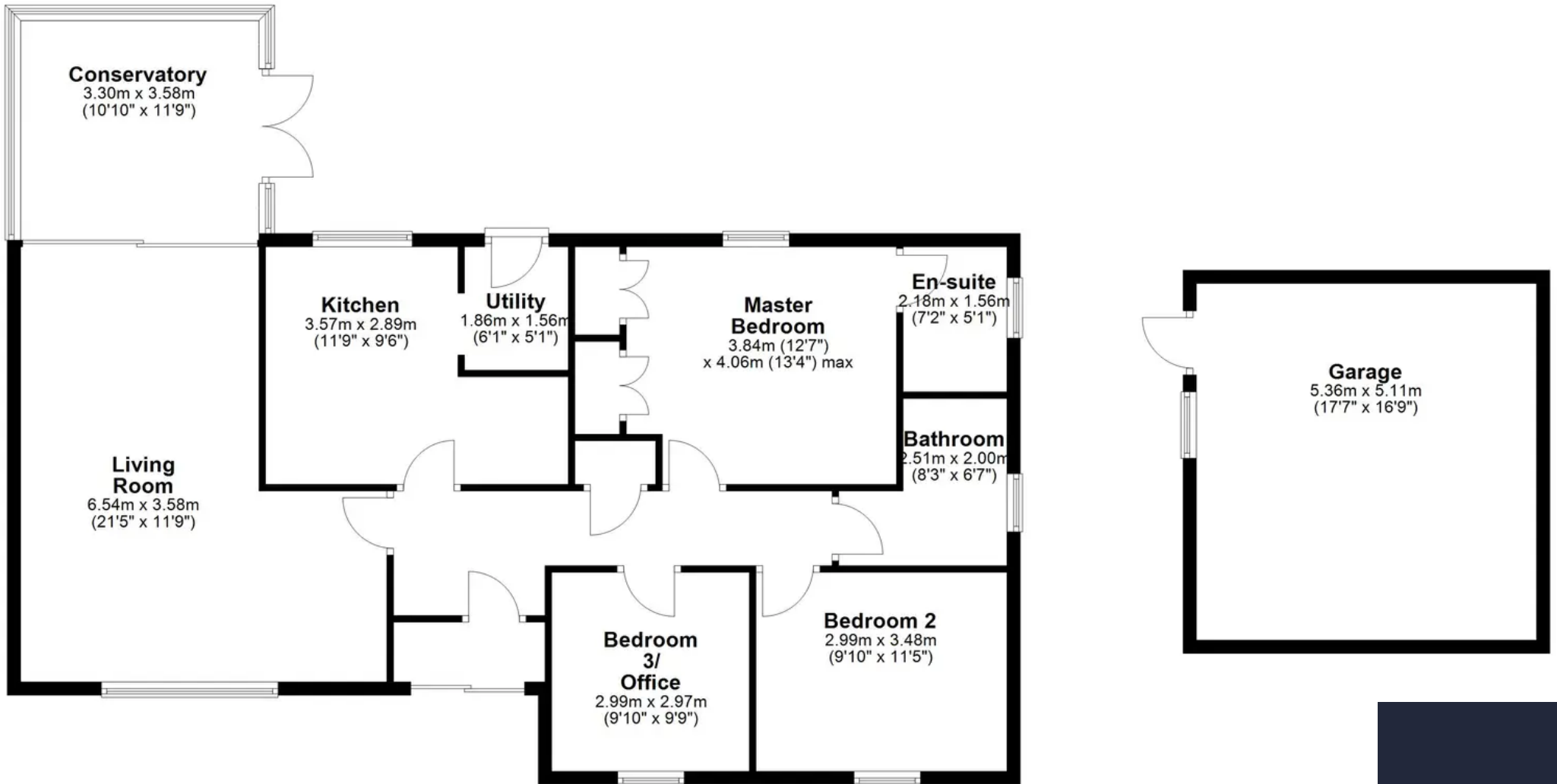
but if you want the traditional directions, please read on.

With the Kings Arms on your right, turn immediately right beside the pub to the top of the road and take the right at the junction. Take the first left into Southway and follow the road down the hill. The property will be found on the left opposite Dinnis Close.



## Ground Floor

Approx. 144.7 sq. metres (1557.3 sq. feet)



Total area: approx. 144.7 sq. metres (1557.3 sq. feet)

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