



44 Four Oaks Road, Tedburn St. Mary, EX6 6AR

Guide Price **£280,000**

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44 Four Oaks Road

Tedburn St. Mary, Exeter

- 3 bedroom village home
- Semi-detached house
- Open plan living/dining room
- Sought after village location
- Village with school, shop and pub
- Good condition
- uPVC double glazing and central heating
- Front and rear gardens
- Off-road parking and garage
- No chain

Tedburn St Mary is a well-positioned village on the borders of Mid Devon and Teignbridge. Its location, just a couple of miles from the A30, gives superb accessibility whilst the village has a great community feel. Exeter is just a 15 minute drive, as is the nearest town of Crediton, some 4 miles through the pretty country lanes. There is a pub serving great food, a primary school, shop and post office in the village and a bus service to Exeter and Okehampton operates several times a day, plus a school bus to secondary school.



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This property is a 3 bedroom, semi-detached house on a residential street of similar homes. It's part of the village with everything within easy reach. The house has been owned by the seller for a number of years and has been let, now being offered for sale with no onward chain. One of the attractions of this property is the fact that it's semi-detached and has a garage to the side, whereas many of the neighbouring homes are small rows with garages in blocks. The house has been well looked after and updated and offers comfortable accommodation internally. There's uPVC double glazing and central heating plus the kitchen and bathroom are modern and up to date. On the ground floor, a useful front porch gives entry to the hall and into the living/dining room which runs front to back. There's a separate kitchen but many neighbours have changed the layout to give a kitchen/dining room across the back and either an open plan living room or make it separate. There's the 3 bedrooms on the first floor with a shower room.

Outside, there's a lawned garden to the front and off-road parking which leads to the attached garage with up and over door. There is access via foot up the side to access the garden without going through the house. The rear garden is well laid out with a good sized lower seating/patio area, raised level lawn and fencing plus a timber storage shed.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Teignbridge 2024/25- £2084.73

Approx Age: 1970's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Conservation Area: 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 6AR and the What3Words address is [///savers.take.golden](https://www.what3words.com/savers.take.golden)

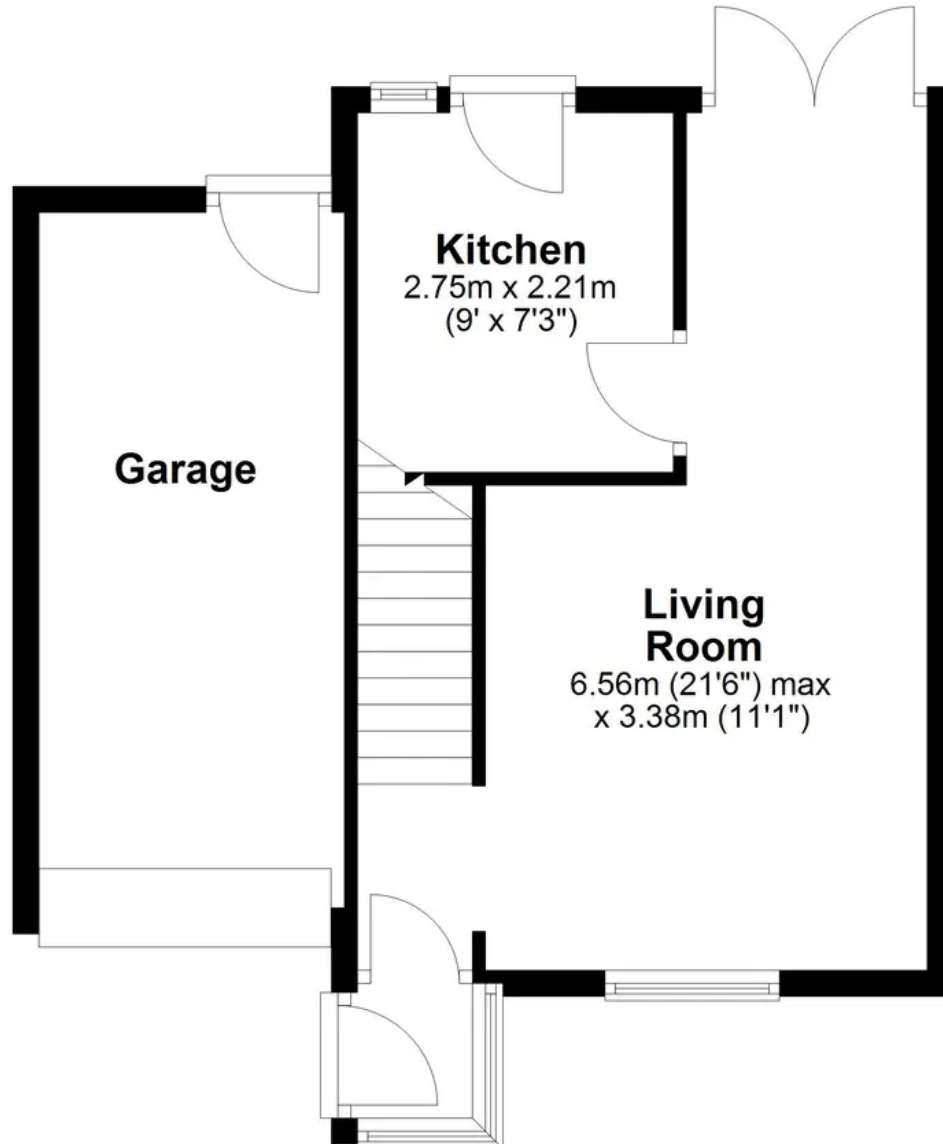
but if you want the traditional directions, please read on.

From A30 at Pathfinder Junction: Proceed towards the village and take the first left into Four Oaks Road. Pass the junction to Cleave Close and continue past the green on your right and then the property will be found on the right.



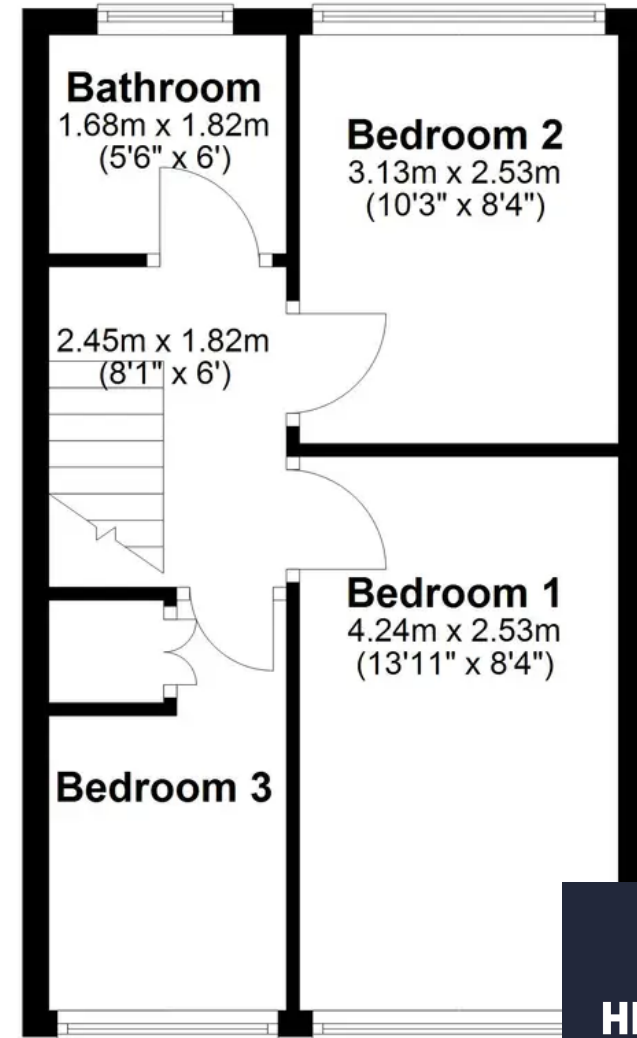
Ground Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



Total area: approx. 76.0 sq. metres (818.4 sq. feet)

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