



29 Four Oaks Road, Tedburn St. Mary

Guide Price **£260,000**

29 Four Oaks Road

Tedburn St. Mary, Exeter

- Mid terrace home
- Popular village location
- New solar panels in 2024
- New electric heating
- 3 Bedrooms
- Separate dining room
- Conservatory
- Garage & garden

Tedburn St Mary remains an excellent location for being within easy commute to Exeter and having the benefit of enjoying Devon village life. This property is set on a popular estate with views over the countryside and the benefit of a garage and garden.

The lounge has plenty of light from the large window and has understairs storage, the existing woodburner isn't remaining with the property but an alternative option could easily be placed in the attractive marble fireplace and slate hearth. There is an arch leading through to the dining area which has patio doors out to the conservatory and the kitchen is to the side with modern fitted cream gloss units and space for cooker, dishwasher and fridge. From the kitchen a door also leads out to the large conservatory area which is the full width of the house, doors from here lead out to the rear patio garden.





Upstairs there is a double bedroom to the rear with views over the fields, the bathroom has a white suite with floor to ceiling tiles and shower over bath. To the front is a double bedroom with dressing area and a further single bedroom. In the autumn of 2024 6 solar panels have been added along with new electric Dimplex quantum heaters and there is double glazing throughout.

Outside to the front is a lawned area with steps leading to the front door and to the rear is a patio garden with a shared rear access path at the back. The garage can be found in a block at the end of the terrace. Plenty of parking can be found on-street to the front of the property.

Agents notes: The kennels in the back garden will be removed.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Teignbridge 2024/25 - £1824.15

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 18mbps

Drainage: Mains drainage

Heating: Solar PV, Electric Dimplex Quantum heaters

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.

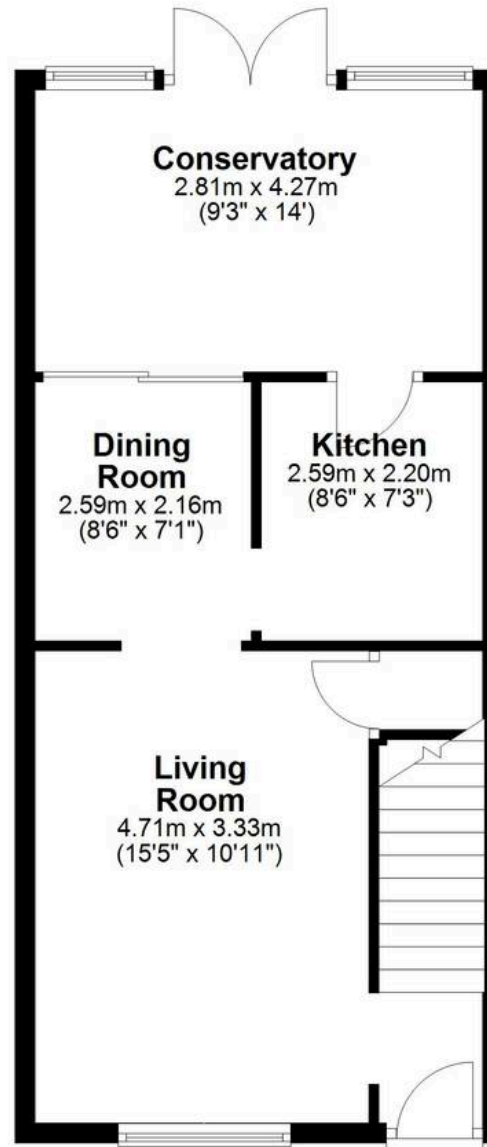
DIRECTIONS : From the A30 take a left towards the village and then a left turn onto Four Oaks Road, number 29 can be found in the first row of terraces on the left.

What3Words: [///occupy.eggshell.pastels](https://www.what3words.com/occupy.eggshell.pastels)



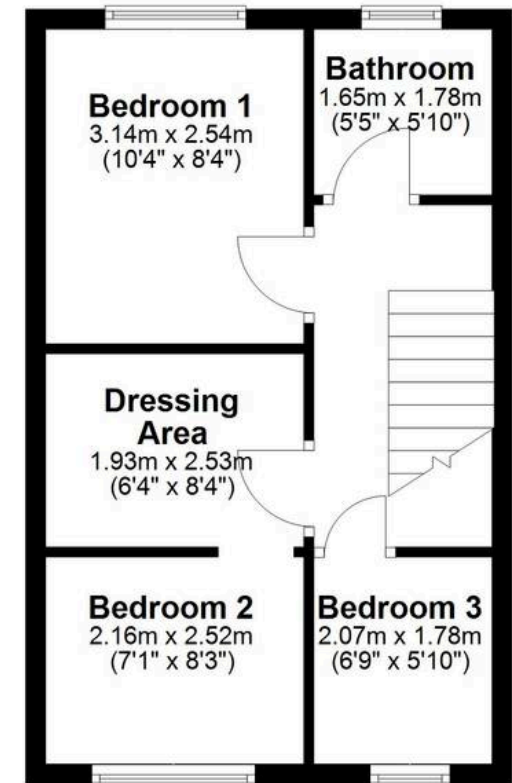
Ground Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



Total area: approx. 90.9 sq. metres (978.8 sq. feet)



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