



1 St. Marys Close, Tedburn St. Mary, EX6 6RU

Guide Price **£435,000**

1 St. Marys Close

Tedburn St. Mary, Exeter

- Detached family home
- 3 double bedrooms and 2 bathrooms
- Kitchen/diner and utility
- Large living room with wood burner
- Gardens, garage and parking
- Excellent village location
- Shop and pub plus bus service
- Only 15 minutes from Exeter
- No onward chain

One of the area's sought after villages, Tedburn St Mary offers a range of amenities with a shop, pub, bus services, school and post office. Combine this with the A30 being close and Exeter just a short drive away, you have the recipe for village life without being isolated. It has the community spirit and infrastructure that is lacking in some villages, it's suited to families, retirees and young professionals.

This house is just one of four detached houses built in the 1990's in a small cul-de-sac location, central within the village. The design incorporates the garage and with a double bedroom over the garage, gives





ample bedroom space on the first floor. There's oil fired central heating plus a recently installed inset log burner, recent uPVC double glazing too and cavity wall insulation. The layout offers a welcoming hallway with access to the living room which runs the full length of the house and double doors out onto the garden. There's a good sized, sociable kitchen/dining room, again opening onto the garden and a useful utility room. The views look out over the rooftops to the surrounding countryside and give a reminder of the peaceful setting. To complete the ground floor is the WC and then the stairs rise to the first floor landing with the three double bedrooms, a shower room and bathroom.

Outside, there's a private driveway for parking in front of the garage, along with a wrap around garden with lawns and paving. The garden is level and manageable and mainly laid to lawn. There's a rear pedestrian door to the garage from the garden and an easily accessible modern oil tank. The house is being sold with no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Teignbridge

Approx Age: 1990's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating and wood burner

Listed: No

Conservation Area: No

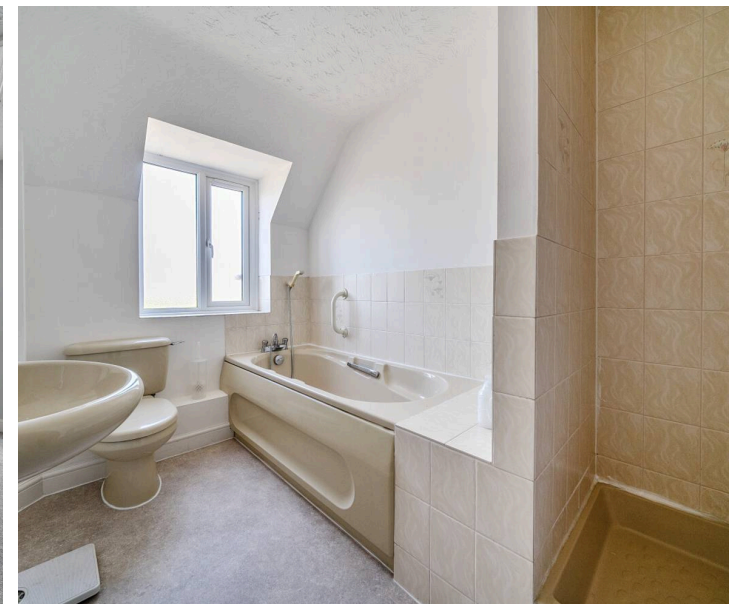
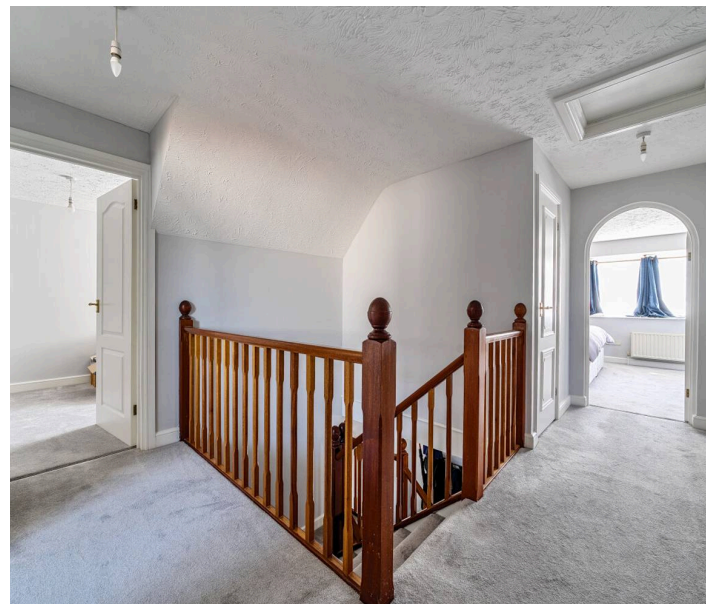
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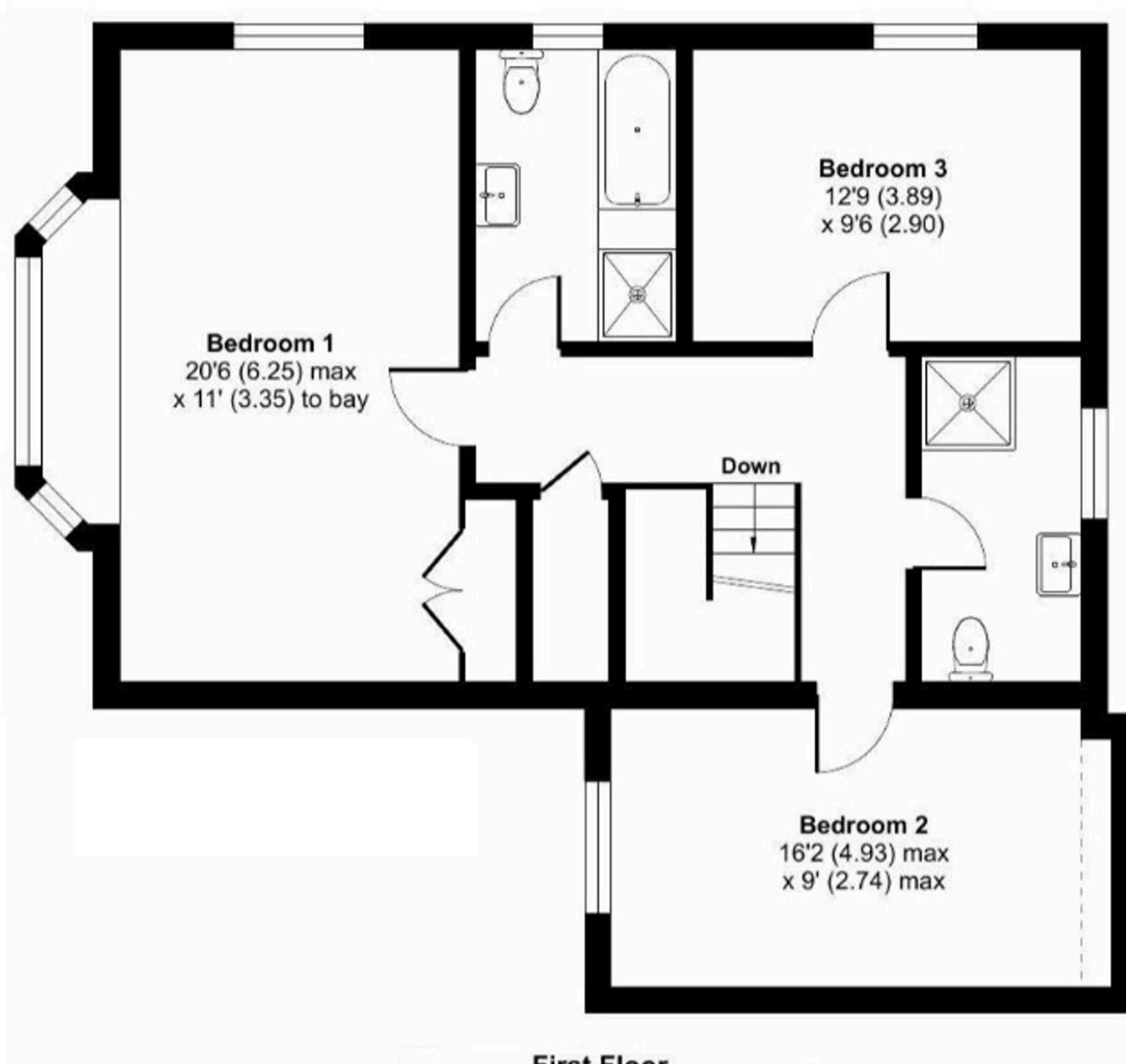


TEDBURN ST MARY is a village located a short drive from Exeter down the A30 (7 miles), and 5 miles across country from Crediton – through winding lanes. Its backdrop is that of high slopes, rounded hillforms and narrowing valleys. For everyday necessities there is a traditional village shop and for the 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 6RU and the What3Words address is [///ambitions.building.hushed](https://www.what3words.com/ambitions.building.hushed) but if you want the traditional directions, please read on.

When approaching Tedburn from the A30 at Fingle Glen, reach the mini-roundabout and head straight over, take the next left into North Park Road and the house will be found immediately on the left. If arriving in Tedburn from Crediton (via Venny Tedburn), at the junction opposite The Kings Arms, turn left and then first right into North Park Road and the property will be found immediately on the left.





First Floor
816 SQFT / 75.8 SQM



Helmores

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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.