

10 Southway, Tedburn St. Mary, Exeter, EX6 6RN



A two bedroom detached bungalow situated in the popular village of Tedburn St Mary, the property is has been well maintained and stunningly presented. The accommodation comprises of entrance hall, lounge, refitted kitchen, two double bedrooms, bathroom, enclosed rear garden, garage, off road parking, stunning views over open countryside and has been upgraded by the current owners. Viewing is highly recommended.

Offers in the Region of £279,000 Freehold DCX02066

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TEDBURN ST MARY is a picturesque Devon village situated 7 miles west of Exeter, 5 miles south of Crediton and 14 miles east of Okehampton. It lies within a mile of the A30 trunk road giving dual carriageway access to Exeter and the M5 motorway. The village has two popular inns, a garage, post office / stores, historic parish church and a highly respected primary school. The Fingle Glen Golf Club and Pathfinder Village are both situated nearby

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via uPVC front door. Doors to the lounge, bedroom one, bedroom two and bathroom. Airing cupboard. Electric wall mounted heater. Cove ceiling.

Lounge 15' 10" x 10' 9" (4.838m x 3.273m)

Rear aspect uPVC double glazed patio doors to the rear garden. Gas fire with tiled hearth and brick surround. TV point. Electric wall mounted boiler. Telephone point. Door to:



Kitchen 9' 6" x 9' 0" (2.906m x 2.743m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with sink and a half with mixer tap and single drainer. Roll edge work surfaces. Electric cooker point. Plumbing for washing machine. Further appliance space. uPVC part glazed door leads to the garden.



Bedroom One 11' 9" x 10' 9" (3.574m x 3.287m)

Front aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving. Electric wall mounted heater.



Bedroom Two 11' 10" x 9' 0" (3.600m x 2.741m)

Front aspect uPVC double glazed window. Electric wall mounted heater.



Bathroom

Side aspect uPVC double glazed window. Three piece suite comprising panel enclosed bath with mixer tap and rainwater shower above. Low level WC. Wash hand basin. Part tiled walls. Wall lights. Tiled flooring. Access to the loft void above.

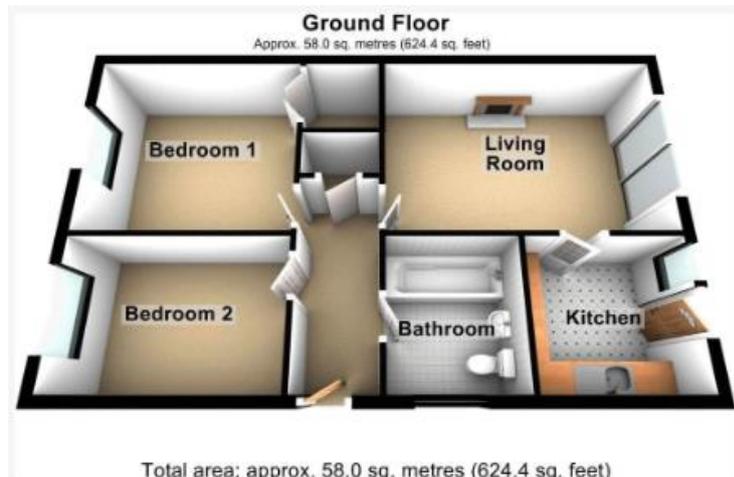


Garage

Metal up and over door. Light and power. Off road parking for three vehicles to the side.

Outside

Private enclosed rear garden. Mainly laid to lawn. Paved seating area. Shrub borders. Vegetable beds.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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