



Tedburn St. Mary, Exeter, EX6 6AD

Guide price :£725,000

A very attractive spacious and well presented, detached house in the very popular and beautiful village of Tedburn St. Mary, located on the edge of Dartmoor national park.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Description:

A very attractive spacious and well presented, detached house in the very popular and beautiful village of Tedburn St. Mary, located on the edge of Dartmoor national park.

History:

The current owners built the property in 2009. The quality of the home is evident as they went above and beyond to create the perfect family home.

Ground floor:

The property is accessed via a flat path from the driveway. Underfloor heating throughout the ground floor.

Entrance Hall: Bright and spacious entrance hall with vaulted balcony and oak staircase. Two storage cupboards, airing cupboard and stone tiled flooring.

Sitting room: Large sitting room with triple aspect windows, multi fuel burner in brick built fireplace and wooden flooring.

Dining room: Good size room with plenty of space for a large dining table set, double French doors leading into rear garden and wooden flooring.

Study: A flexible space which is perfect as a home office. Dual aspect windows and wooden flooring.

Kitchen: A mixture of wooden wall and base storage units with roll-top granite work surfaces and breakfast bar. Fitted appliances include a dishwasher, extractor fan and stainless steel sink/drainer. There is further space for a stand alone fridge/freezer and range style oven. Tile flooring.

Breakfast room: Space for a good size dining set, dual aspect windows and double French doors leading into the private rear garden, tile flooring.

Utility room: Base storage units with plumbing for a washing machine and dryer, Belfast sink and door leading into rear garden. Access to downstairs W/C.

First Floor:

First floor landing: Beautifully appointed vaulted hallway with a large bay window overlooking the sprawling surrounding countryside.

Bedroom one: Large double bedroom, dual aspect windows with stunning countryside views, carpet flooring and radiator.

Ensuite: Bath, standalone shower cubicle, wash basin and low level W/C. Underfloor heating and heated towel rail.

Bedroom two: Large double bedroom, large picture window with countryside views, carpet flooring and radiator.

Bedroom Three: Further double bedroom, large picture window with countryside views, carpet flooring and radiator.

Reception room/bedroom four: A flexible space which can be used as a bedroom or reception room. Stunning gable window with outstanding views of the Devon countryside, wooden flooring and radiator. Stairs leading to a large loft storage room.

Family bathroom: Bath, standalone shower cubicle, wash basin and low level W/C. Underfloor heating and heated towel rail.

Outside:

The pretty private rear garden features a well maintained lawn with a brick border and flowing gravel path. The garden is well stocked with mature plants and shrubs creating a colourful garden all year round. The raised patio has a pergola and shed. There is also a log store and greenhouse.

To the side of the house is a large, gravelled area with well stocked planting beds, raised patio and side access.

At the front is a large off-road parking area and double garage with electric up & over doors.

Location:

Location: Glenview is located close to the highly sought-after village of Tedburn St. Mary. The village is ideally located in the beautiful Devon countryside whilst being close to the city of Exeter and Dartmoor national park. The attractive village benefits from a village shop, one excellent pub, primary school, golf club and village hall which hosts a monthly farmers market. The city of Exeter is located 7.5 miles away. Easy access to the A30 and M5.



At a glance...

- Detached house
- Four bedrooms
- Attractive and spacious family home
- Double garage
- Separate study
- Sought after village location of Tedburn St. Mary.
- Beautiful countryside views

PROPERTY INFORMATION:

Tenure: Freehold
Age: Built in 2009

Council tax band: F

Services: Mains water, electric and drainage. Biomass boiler (wood pellet fed). Underfloor heating on ground floor. Solar panels which provide additional hot water heating and rainwater harvesting system.

Internet: Standard broadband available (checked on openreach) ADSL copper.

Mobile: We understand that full mobile coverage is available except from data on Vodafone.

Right of way: Fingle Glen golf course have emergency access to the field behind the property over the land directly behind the garage.

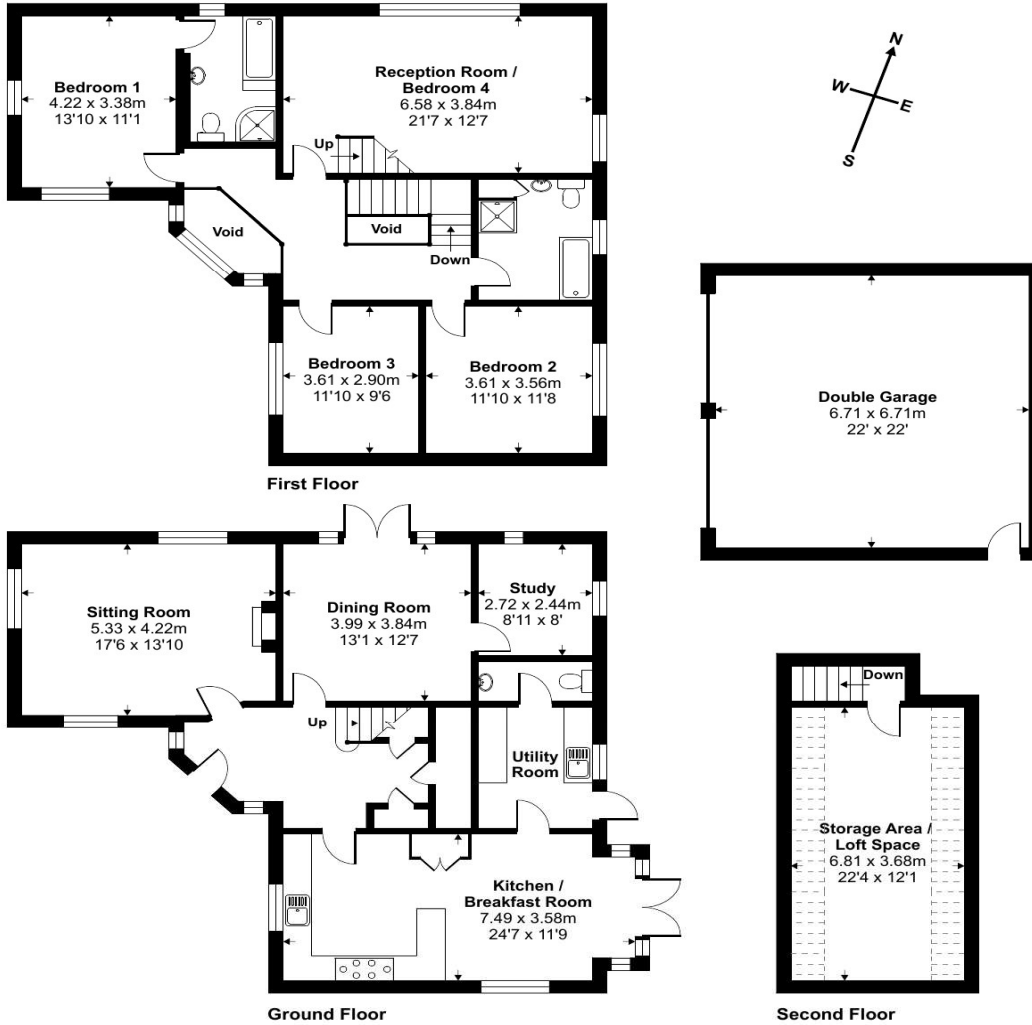
Denotes restricted head height

Approximate Area = 2306 sq ft / 214.2 sq m (excludes garage & voids)

Limited Use Area(s) = 104 sq ft / 9.7 sq m

Total = 2410 sq ft / 223.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2022. Produced for Stags. REF: 890626

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk