



**37 FOUR OAKS ROAD
TEDBURN ST MARY
EXETER
EX6 6AP**



£275,000 FREEHOLD



A much improved and extended family home with fine outlook and views over neighbouring countryside and beyond. Three bedrooms. First floor modern shower room. Entrance porch. Reception hall. Sitting room. Study/family room. Fabulous modern kitchen/dining room opening to utility room. Ground floor cloakroom. Enclosed easy to maintain rear garden enjoying southerly aspect. uPVC double glazing. Popular village location providing good access to local amenities and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE PORCH

Exposed wood flooring. Fitted shelving. Storage unit. uPVC double glazed window to front aspect. Oak wood door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Cloak hanging space. Oak wood door leads to:

SITTING ROOM

15'8" (4.78m) x 11'6" (3.51m). A spacious room. Fitted shelving built into alcoves. Television aerial point. Raised hearth with wood burning stove serving central heating and hot water. uPVC double glazed window to front aspect with outlook over front garden. Opening to:

STUDY/FAMILY ROOM

8'8" (2.64m) x 7'0" (2.13m). Radiator. Inset LED spotlights to ceiling. Opening to:

KITCHEN/DINING ROOM

13'6" (4.11m) x 8'6" (2.59m). A fabulous light and spacious modern kitchen/dining room fitted with a range of base, drawer and eye level units. Granite effect work surfaces with matching splashback. Ceramic single drainer sink unit with modern style mixer tap. Fitted oven. Four ring electric hob with glass splashback and filter/extractor hood over. Pull out larder cupboard. Space for table and chairs. Two large double glazed Velux style windows to pitched ceiling. Inset LED spotlights to pitched ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden. Doorway opens to:

UTILITY ROOM

8'6" (2.59m) x 7'0" (2.13m). Again extended from the kitchen with matching units. Granite effect work surfaces with matching splashback. Two upright storage cupboards. Space for upright fridge freezer. Plumbing and space for washing machine. Further appliance space. Inset LED spotlights to ceiling. Oak wood door leads to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Heated ladder towel rail. Extractor fan. Electric consumer unit. Inset LED spotlight to ceiling.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. uPVC double glazed window to side aspect. Oak wood door leads to:

BEDROOM 1

13'8" (4.17m) x 8'4" (2.54m). Radiator. uPVC double glazed window to front aspect with pleasant outlook over front garden and neighbouring green.

From first floor landing, oak wood door leads to:

BEDROOM 2

10'4" (3.15m) x 8'4" (2.54m). Radiator. uPVC double glazed window to rear aspect offering fine outlook over neighbouring countryside and beyond.

From first floor landing, oak wood door leads to:

BEDROOM 3

10'4" (3.15m) x 6'0" (1.83m) maximum. Radiator. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. uPVC double glazed window to front aspect again with pleasant outlook over front garden and neighbouring green.

From first floor landing, oak wood door leads to:

SHOWER ROOM

A refitted modern matching white suite comprising good size quadrant tiled shower enclosure with fitted electric shower unit. Wash hand basin with modern style mixer tap. Low level WC. Tiled floor. Tiled wall surround. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a sloped area of open plan lawn with steps and pathway leading to front door with courtesy light. To the right side elevation is a side pathway and gate providing access to the rear garden which enjoys a southerly aspect laid to decorative stone chippings for ease of maintenance. Outside light, water tap and double power point. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick and block

Mains: - Water, drainage, electric

Heating: Log burning back boiler

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (Teinbridge)

DIRECTIONS

Proceeding out of Exeter up Dunsford Road continue along the road for approximately one mile and take the right hand turning onto the Tedburn road signposted 'Tedburn St Mary'.

Continue along the road for approximately three miles and at the roundabout turn right again signposted 'Tedburn St Mary'. Upon reaching the village take the left hand turning into Four Oaks Road, continue down and the property in question will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

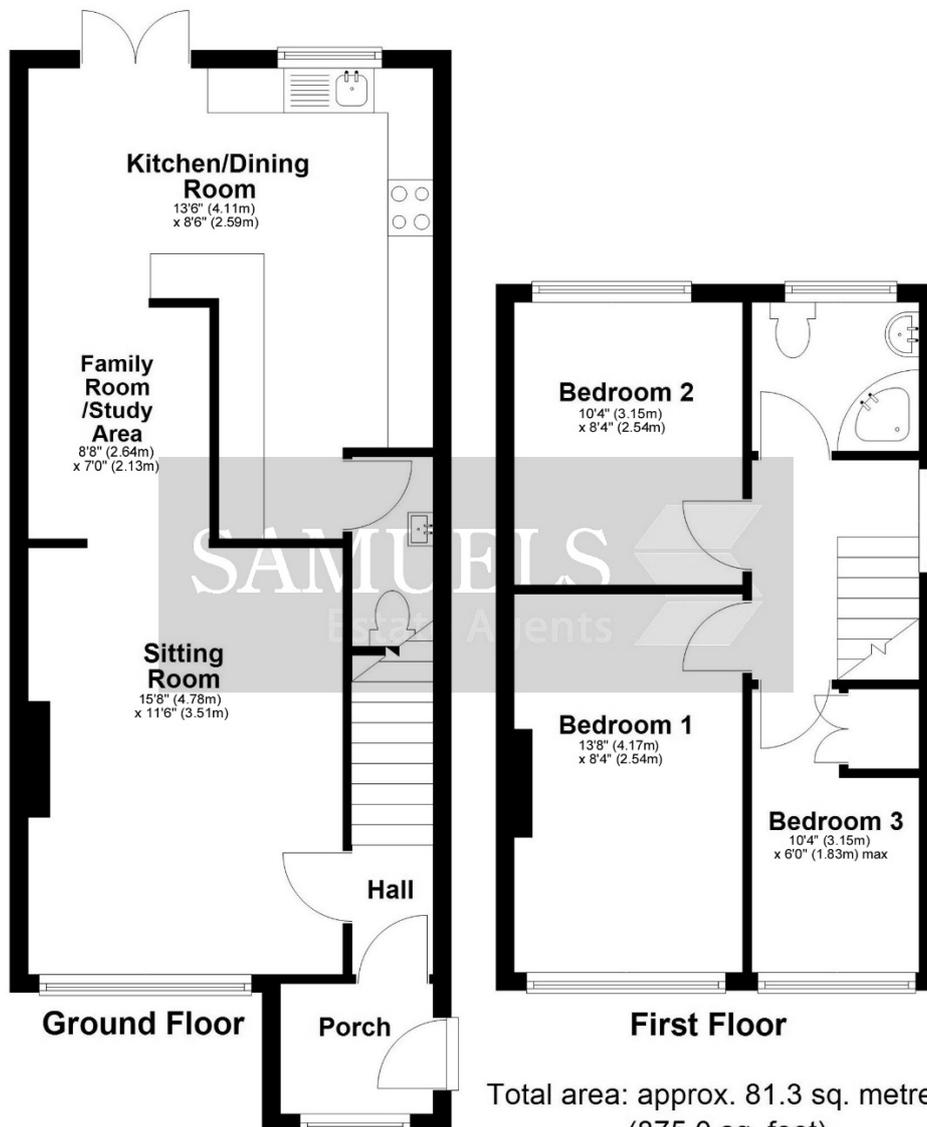
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0226/9150/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		