



**25 FOUR OAKS ROAD
TEDBURN ST MARY
DEVON
EX6 6AP**



£315,000 FREEHOLD



A rare opportunity to acquire a much improved and greatly extended family home occupying a fabulous position with large rear garden and fine outlook and views over neighbouring countryside and beyond. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Good size sitting room. Dining room. Kitchen. Utility/rear porch. Ground floor cloakroom. uPVC double glazing. Garage. Good size enclosed rear garden with large vegetable plot. Popular village location providing good access to local amenities and major link roads. No onward chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

ENCLOSED ENTRANCE PORCH

Power and light. uPVC double glazed windows to both front and side aspects. Part obscure double glazed door leads to:

RECEPTION HALL

Telephone point. Radiator. Stairs rising to first floor. Shelved storage cupboard. Obscure double glazed double opening doors lead to:

SITTING ROOM

24'2" (7.37m) x 11'6" (3.51m) maximum reducing to 7'2" (2.18m). A well proportioned room. Two radiators. Fireplace recess with raised hearth. Television aerial point. Deep understair storage cupboard with electric light, cloaks hanging space and electric consumer unit. Large uPVC double glazed window to front aspect with outlook over front garden. uPVC double glazed sliding patio doors providing access and outlook to rear garden, neighbouring countryside and beyond. Square opening to:

DINING ROOM

8'6" (2.59m) x 7'2" (2.18m). Radiator. uPVC double glazed double opening doors providing access and outlook to rear garden. Door leads to:

KITCHEN

11'8" (3.56m) x 11'2" (3.40m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer, modern style mixer tap and water filter tap. Fitted Neff electric hob with glass splashback and filter/extractor hood over. Fitted Neff double oven/grill. Space for upright fridge freezer. Pull out larder cupboard. Plumbing and space for washing machine. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring countryside and beyond.

INNER LOBBY

Heated ladder towel rail. Inset LED spotlights to ceiling. Wall mounted boiler serving central heating and hot water supply. Door leads to:

CLOAKROOM

Comprising low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard space beneath. Heated ladder towel rail. Double width cloaks/storage cupboard. Obscure uPVC double glazed window to side aspect.

From kitchen, double glazed door provides access to:

UTILITY/REAR PORCH

9'6" (2.90m) x 3'8" (1.12m) (no plumbing). Fitted roll edge work surface. Space for upright fridge freezer. Further appliance space. Storage cupboard. uPVC double glazed window to side aspect. uPVC double glazed door and window and side aspect providing access and outlook to rear garden. uPVC double glazed window to rear aspect again with outlook over rear garden, neighbouring countryside and beyond.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Storage cupboard. Door to:

BEDROOM 1

11'8" (3.56m) into wardrobe space excluding door recess and additional wardrobe space x 9'2" (2.79m) into wardrobe space. Extensive range of built in bedroom furniture consisting of wardrobes, drawers, dressing table and matching bedside units. Radiator. Access to roof space. uPVC double glazed window to side aspect with outlook over neighbouring area and countryside beyond. uPVC double glazed window to rear aspect again offering fine outlook over neighbouring countryside and beyond. Door to:

ENSUITE SHOWER ROOM

Comprising quadrant shower enclosure with fitted electric shower unit. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard space beneath. Medicine cabinet. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

13'8" (4.17m) x 8'4" (2.54m) into wardrobe space. Range of built in bedroom furniture consisting of double wardrobe, single wardrobe, range of overhead storage cupboards, two matching bedside units and two three drawer chests. Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From first floor landing, door to:

BEDROOM 3

10'4" (3.15m) x 8'6" (2.59m) into wardrobe space. Range of built in bedroom furniture consisting double wardrobe, single wardrobe, two matching bedside units and three drawer chest. Radiator. uPVC double glazed window to rear aspect again offering fine outlook over neighbouring countryside and beyond.

From first floor landing, door to:

BEDROOM 4/STUDY

8'8" (2.64m) into wardrobe space excluding door recess x 6'0" (1.83m) maximum. Range of built in office/study furniture including desk, range of storage cupboards and drawers. Double width cupboard/wardrobe with fitted shelving. Radiator. uPVC double glazed window to front aspect again with outlook over neighbouring green.

From first floor landing, door to:

BATHROOM

A matching suite comprising panelled bath with mixer tap. Low level WC. Wash hand basin with mixer tap. Heated ladder towel rail. Part tiled walls. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is an area laid to paving and decorative pebbles for ease of maintenance. Inset flower/shrub beds. To the side is an attractive brick paved car hard standing (small vehicle). Access to front door with courtesy light. The property also benefits from a:

SINGLE GARAGE

Situated in a block (2nd garage from the left hand side – white door).

A side gate leads to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consists of a good size raised paved patio with outside light, water tap, power points and awning. Fishpond. Steps lead down to a good size neat shaped area of level lawn with flower/shrub beds well stocked with a variety of maturing shrubs, plants, bushes and trees. A side sloped pathway leads down to an additional paved patio with three storage sheds, greenhouse, flower/shrub beds and an area designated for vegetable/soft fruit growing. The rear garden is enclosed to all sides and adjoins an equestrian training area and countryside beyond.

TENURE
FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric

Heating: LPG Gas

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 C (Teignbridge)

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.

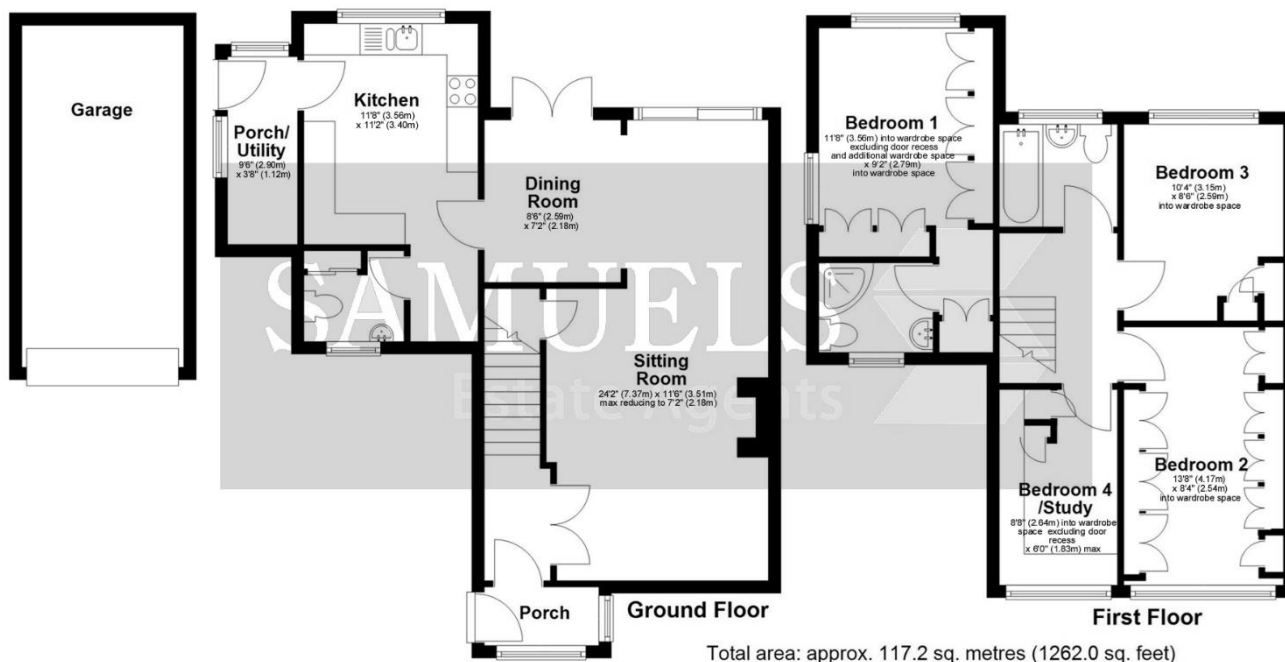
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/AV



Floor plan for illustration purposes only – not to scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	49 E
21-38	F		
1-20	G		

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