



West of 

Southway

Tedburn St Mary £400,000

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Beautiful three double bedroom bungalow situated on a large plot with large gardens, larger than average double garage and parking for up to six vehicles. This superb property offers spacious accommodation with L-shaped double aspect lounge/dining room, attractive kitchen/breakfast room, separate utility, master bedroom with en-suite and lovely conservatory overlooking the well tended gardens.

Highly desirable location with in the village | Large plot with gardens to front and rear | Parking for up to six vehicles | Larger than average double garage | Attractive L shaped lounge/dining room | Spacious kitchen/breakfast room | Good sized bedrooms | Master bedroom with en-suite | Beautifully maintained gardens | Must be seen

PROPERTY DETAILS:

APPROACH

Steps from the driveway area lead to front entrance, plus a second level paved pathway leads around from the front garden area. Sliding patio door to entrance porch. Outside light.

ENTRANCE PORCH

Front door to entrance hallway.

ENTRANCE HALLWAY

Spacious L shaped entrance hallway with floor level double glazed window to front aspect. Coved ceiling. Wall mounted Dimplex night storage heater. Telephone point. Door to airing cupboard housing factory lagged tank and shelving. Door to further storage/d oak cupboard. Doors to adjoining rooms.

LOUNGE/DINING ROOM

11' 8" x 21' 7" (3.56m x 6.58m) (narrowing to 9'5" (2.92m) Light and spacious double aspect room with large Upvc double glazed window to front aspect and double glazed sliding patio doors to the rear opening onto the conservatory. Coved ceiling. Feature Minster Stone fireplace and hearth with inset Calor gas living flame fire. Two wall mounted Dimplex night storage heaters. TV point.

CONSERVATORY

11' 4" x 8' 8" (3.45m x 2.64m) Large conservatory with outlook over the gardens. Windows to side and rear, and sliding patio door to garden.



KITCHEN/BREAKFAST ROOM

9' 4" x 11' 9" (2.84m x 3.58m) (narrowing to 5'11" (1.52m) Attractive kitchen/breakfast room with double glazed window to rear aspect with outlook over the garden. Quality fitted kitchen with excellent range of base, wall and drawer units in Oak effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Matching centre island with cupboards under. Integral eye-level electric double oven and ceramic hob with extractor hood over. Integral fridge and freezer. Wall mounted Dimplex night storage heater. Coved ceiling. Glass panel door to utility room.

UTILITY ROOM

5' 6" x 5' 3" (1.68m x 1.6m) Range of matching base and wall units with roll-edge worktop and tiled surround. Space and plumbing for washing machine and tumble dryer. Coved ceiling. Upvc double glazed door to garden.

BEDROOM 1

13' 4" x 12' 5" (4.06m x 3.78m) (max) Large master bedroom with double glazed window to rear aspect with outlook over the gardens. Coved ceiling. Wall mounted Dimplex night storage heater. Folding mirror doors to twin double wardrobes complete with hanging rails and shelving. Telephone point. Door to en-suite.

BEDROOM 2

11' 6" x 10' 10" (3.51m x 3.3m) Further spacious double bedroom with Upvc double glazed window to front aspect. Coved ceiling. Folding mirror door to double wardrobe complete with hanging rail and shelving. Wall mounted Dimplex night storage heater. TV point.

BEDROOM 3

9' 10" x 7' 9" (3m x 2.36m) (plus deep door recess) Upvc double glazed window to front aspect. Coved ceiling. Wall mounted night storage heater. Telephone point.

BATHROOM

8' 3" x 5' 5" (2.51m x 1.65m) (plus deep door recess) Upvc double glazed window to side aspect with obscure glass. Pastel coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer tap with shower head attachment. Fully tiled walls. Wall mounted electric panel heater. Light and shaver point. Hatch to loft space.

OUTSIDE

FRONT

Attractively landscaped front garden with deep borders stocked with a variety of plants and shrubs inter woven with a winding gravel pathway and paved patio area. Large tarmac driveway with parking for up to six vehicles leading to double garage.

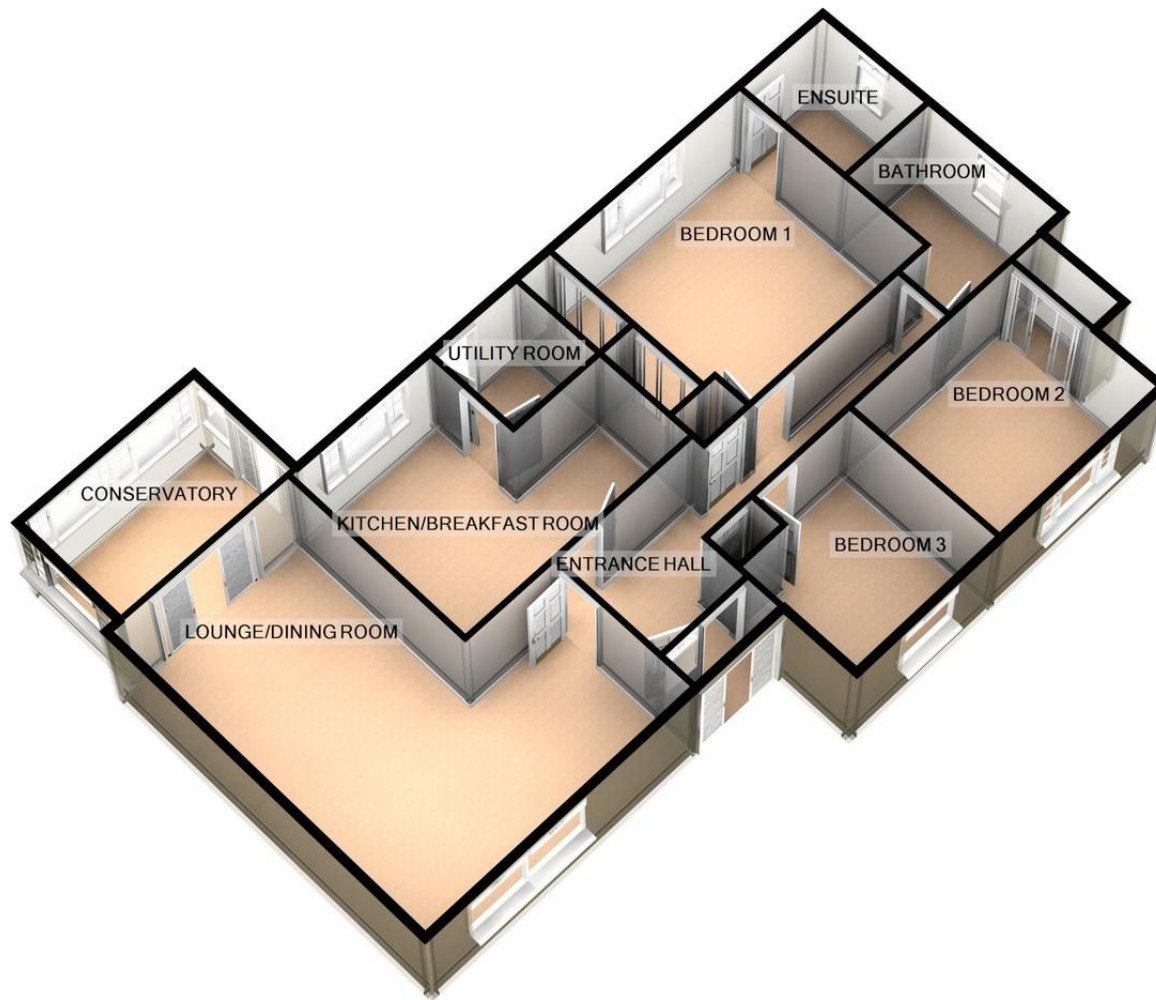
GARAGE

25' 10" x 23' 11" (7.87m x 7.29m) (max) Very large double garage with one up and over door and one remote controlled electric roller door. Window to side aspect. Light and power.

REAR GARDEN

Large rear garden offering a good degree of privacy and beautifully maintained. A paved patio area adjoining the rear of the property with steps leading down to a large lawn garden edged with borders stocked with mature plants and shrubs. Further hidden large patio area edged with raised flower beds - perfect for outdoor entertaining. Fitted garden shed and greenhouse. Pathways with gated access to the front of the property on either side of the bungalow. Outside light.





Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
100-100			100-100		
91-100			91-100		
81-90			81-90		
71-80			71-80		
61-70			61-70		
51-60			51-60		
41-50			41-50		
31-40			31-40		
21-30			21-30		
1-20			1-20		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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