



## 25 Southway Tedburn St. Mary, Exeter, EX6 6RN

Situated in the charming village of Tedburn St Mary, this impressive detached bungalow presents a wonderful opportunity for those seeking a peaceful lifestyle in a sought-after village location with fine views of the surrounding countryside. With three bedrooms and two well-appointed bathrooms, this property is ideal for families or those looking to downsize without compromising too much space or comfort.

This superbly presented property has recently undergone some significant improvements which include the installation of uPVC triple glazing and an impressive biomass central heating system offering new owners with an efficient, renewable way to heat their home.

The generous reception room offers a welcoming space for relaxation and entertaining with, while the beautifully landscaped gardens, both front and rear, provide a vibrant array of young trees, shrubs, and flowers that change with the seasons. The rear garden is particularly inviting, boasting a generous expanse of lawn and suntrap patios and seating areas perfect for alfresco dining and gatherings with friends and family.

Parking is a breeze with a long, wide driveway accommodating up to six vehicles, complemented by a large double garage that features an unusually high roof and an accessible mezzanine level for additional storage.

**Guide Price £550,000**

# 25 Southway

Tedburn St. Mary, Exeter, EX6 6RN



- Impressive Family Sized Bungalow
- Spacious Kitchen/Breakfast Room
- Newly Installed Biomass Central Heating System
- Large Double Garage with Mezzanine Level
- Front Porch & Reception Hall
- 3 Bedrooms (one en-suite shower room)
- Beautifully Landscaped Gardens
- Large Lounge/Diner (striking media wall)
- Family Bathroom, uPVC Triple Glazing
- Off Road Parking for Several Vehicles

## uPVC Front Entrance Porch

8'4" x 4'3" (2.55m x 1.30m)

## Reception Hall

## Large Lounge/Diner (L-shaped)

21'10" x 20'9" (6.67m x 6.35m)

## Kitchen/Breakfast room

17'7" x 11'7" (5.37m x 3.55m)

## Bedroom 1

12'11" x 10'7" (3.96m x 3.25m)

## En-Suite Shower Room

9'1" x 5'4" (2.78m x 1.65m)

## Bedroom 2

12'11" x 8'10" (3.96m x 2.70m)

## Bedroom 3

8'10" x 7'8" (2.70m x 2.34m)

## Bathroom

7'11" x 5'5" (2.43m x 1.67m)

## Outside

## Parking

## Double Garage

17'4" x 16'7" (5.30m x 5.08m)



[Directions](#)



# Floor Plan



Total area: approx. 140.4 sq. metres (1510.9 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

**25 Southway, Tedburn St Mary**

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