



1 Lower Rubhay Cottages, Tedburn St. Mary, Exeter, EX6 6BJ

Guide Price £375,000

Set in a picturesque location just half a mile from the ever-popular village of Tedburn St Mary, Lower Rubhay Cottages offers the perfect blend of rural tranquillity and modern comfort.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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



This charming, refurbished cottage enjoys outstanding views of the surrounding countryside while remaining conveniently close to local amenities, including a village pub, shop, and school. Exeter is also easily accessible via the A30, just a 15-minute drive away.

The cottage has been tastefully updated and offers spacious and well-appointed accommodation. The good-sized kitchen/diner overlooks the rear garden and provides an ideal space for family meals and entertaining. A bright and airy conservatory offers additional living space and lovely garden views, while the cosy lounge features a characterful fireplace, creating a warm and inviting atmosphere.

The recently fitted downstairs bathroom is well-appointed, with a shower over the bath and fresh fittings throughout.

Upstairs, the property boasts three generously proportioned bedrooms, each offering breathtaking views of the surrounding countryside from every angle making the home feel wonderfully connected to its idyllic setting.

The generous rear garden is a true highlight of the property, featuring a good sized lawn backing onto open fields.

Additionally, the property benefits from a useful workshop/storage space, a garage, and a carport, providing ample space for tools, vehicles, and hobbies.

This delightful rural home offers a rare opportunity to enjoy country living with easy access to village life and excellent transport links. With its stunning views, spacious accommodation, and extensive outdoor space, 1 Lower Rubhay Cottages is not to be missed. Contact us today to arrange a viewing.

DIRECTIONS: Using the What3Words App, search [revolts.canines.snowballs](https://www.what3words.com/)

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.

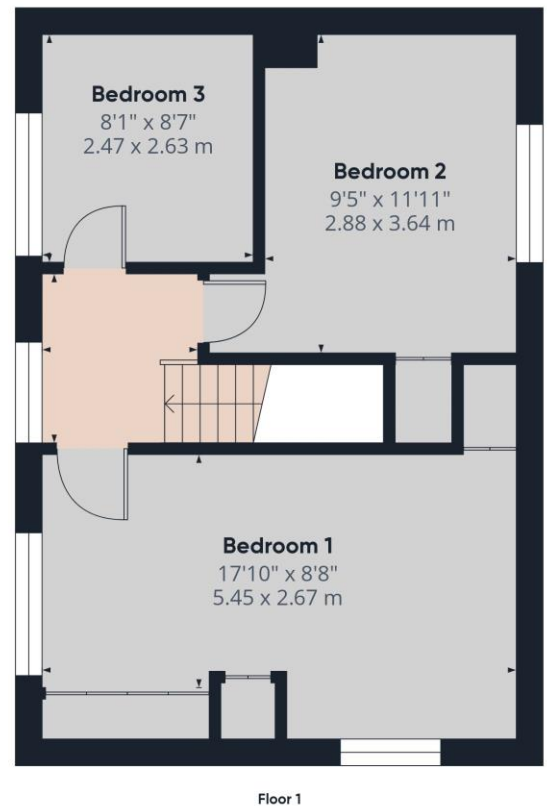
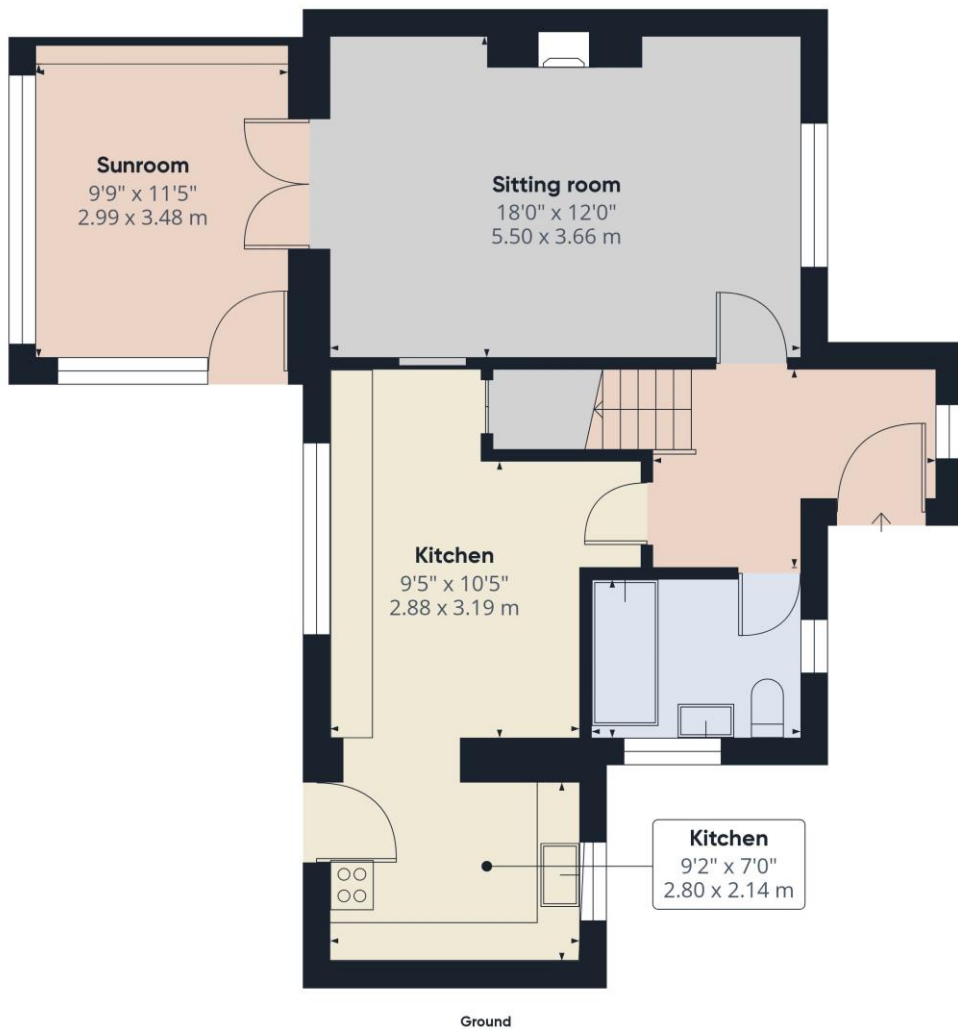


AT A GLANCE:

- Semi-Detached Family Home
- Three Good Sized Bedrooms
- Oil Fired Central Heating
- Beautiful Countryside Views
- Lovely Gardens with Workshop
- Garage, Parking & Carport
- Short Walk to Village Centre
- Good Communication Links Via A30
- No Onward Chain

PROPERTY INFORMATION:

- COUNCIL TAX: Band C
- LOCAL AUTHORITY: Teignbridge
- SERVICES: Mains Electric & Water
- DRAINAGE: Private Drainage
- BROADBAND: Part-Fibre Broadband Available
FTTC (Fibre to the Cabinet).
- MOBILE SIGNAL: Limited Coverage
- HEATING: Oil Fired Central Heating
- LISTED: No
- TENURE: Freehold
- CONSTRUCTION: Standard
- CONSERVATION AREA: No
- FLOOD RISK: Very Low



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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