



2 Moorhayes Court, Exeter, EX5 2RE
Offers in the region of £350,000





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- Spacious Mid Terrace House
- Three En Suites
- Kitchen
- Utility Room
- Garage
- Three Bedrooms
- Entrance Hall/Dining Room
- Lounge
- Communal And Private Gardens
- The Kings School Catchment



This three-bedroom home is located on the outskirts of the sought after and friendly village of Talaton. Converted from a period farmhouse it is situated around a delightful courtyard and packed with charming features including exposed beams and columns, wood burning stoves and an inglenook fireplace. It offers a good size sitting room; farmhouse kitchen with extended utility; a good size entrance hall with enough space to double as a dining room, a private rear garden and three bedrooms all with ensuite. Talaton is a charming village with speedy access to the A30/A303 (for Exeter/Honiton/London) and a strong sense of community. It has its own shop and pub and is in the ofsted-outstanding rated “The King’s School” catchment (with school bus stop in easy walking distance). The property would make an ideal family home for those looking for a base in a friendly rural community with its own services and easy access to the A30, Exeter, Honiton and the Westcountry beyond.

Walkthrough

This three-bedroom mid-terrace property is tucked away as part of a charming conversion of a period farmhouse situated around a delightful communal courtyard with cobbled walkways, lawns, bushes and mature trees centred with a traditional cider press at the centre. Inside, the rustic feel continues with many rooms featuring traditional features such as exposed beams and columns, a window seat and a feature fireplace.

The front door opens into an entrance hall that acts as the centre of the house with doors to the rear leading on to the kitchen and sitting rooms and, to the left,

stairs lead to the first floor. Its bright and welcoming, lit by two sets of windows looking out to the front garden and courtyard. The glazed front door with its full-height glass side-panels on either side lets plenty of natural light in. The room is a good size, and the current owners currently use it as a dining room as the room offers plenty of space offered for a dining table and additional furniture.

Taking the door to the rear left, leads us two steps into a spacious living room with exposed beams, a window seat looking out over the courtyard through double windows and a wonderful inglenook feature fireplace with a gas stove. The room is a good size, offering

ample room for a three seater sofa and plenty of additional storage. Double doors at the rear open directly onto the utility room and the garden beyond.

The second door to the rear of the hall opens into a charming farmhouse kitchen with exposed beams and timber columns and a log burning stove. The kitchen has a Bosch oven with gas hob, double Belfast sink overlooking the garden with ample work surfaces and storage (with both high and low units). There is space, plumbing and electrics for dishwasher, washing machine, fridge and freezer. To the left of the kitchen a door opens into a utility room that stretches the remainder of the width of the house from the kitchen



This property is located within the Parish of Talaton in a cluster of houses 0.6 miles from Talaton itself. Talaton is an East Devon village with excellent local amenities including the community run shop/Post Office and village pub (The Talaton Inn). It has a very active village with a strong community and an active village hall and church with various village events, groups and activities organised and attended by a mixture of young families and older residents. Further local amenities including shops, doctors surgery, dentists and train stations are available at either Whimple (2.1 miles) and/or Feniton (3 miles). The property is in the catchment for Feniton primary school and the 'The King's School' in Ottery St Mary. Both are rated excellent by Ofsted. The surrounding countryside is available starting from the property, with several public footpaths for dog walks around Talaton.

However, despite its rural location the property is very well connected. The A30 can be accessed in 3 miles, with a quick link to Exeter (12.7 miles) and Honiton (7.6) miles and the A303 to London via Salisbury beyond. Ottery St. Mary is an attractive, rural town and offers a

to the back door. The utility is a wonderfully well-lit room with exposed beams and two sets of quadruple windows which could also act as a home office. It offers plenty of additional storage and includes a downstairs W/C and sink.

Upstairs a short landing connects the property's three bedrooms. To the left the principal bedroom is a good size with an ensuite, with fitted storage and views over the courtyard. The ensuite bathroom features a bath (with over-bath shower), heated towel rail, separate shower, W/C and basin. The two remaining bedrooms are also ensuite with views over either the rear garden or courtyard. All bedrooms feature exposed beams.

Outside, the rear garden is a good-size lawn fenced on

all sides with a near-house path and borders of plants, mature shrubs and trees, with a backdrop of further trees beyond the fences. To the right of the lawn is a paved area which includes a garden shed and space for patio seating. There is a gate at the back allowing access to the entrance drive. At the front of the property a paved garden path leads to the front door and a gravelled area with mature shrubs and a young tree to the left. The property has a private garage located off the drive to the rear of the courtyard. There is extra parking space in a small car park behind the houses

The property is on mains water, electric and sewerage with LPG cylinder central heating.

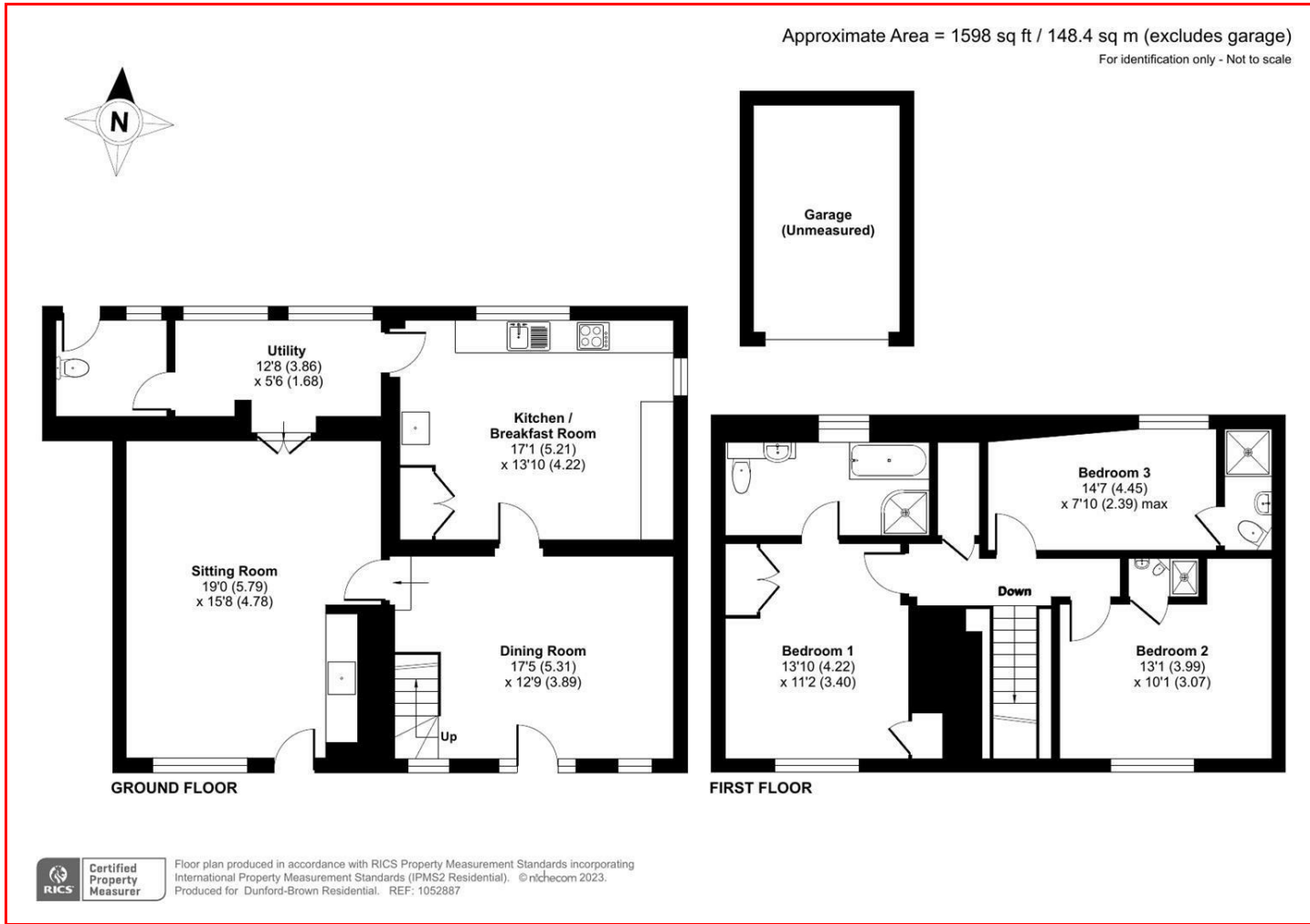
Location





good-sized Sainsbury's and a great selection of independent shops accessible within 3.6 miles. Nearby Honiton is renowned for its antique shops and thrice weekly markets, whilst Cullompton, a market town offering a Tesco and direct access to Junction 28 of the M5 is 8 miles away. Ottery, Cullompton and Honiton all provide further medical and leisure facilities, supermarkets, coffee shops and restaurants. For more options and variety, the cathedral city of Exeter is only 13 miles away and the beautiful SW coast at Sidmouth is an easy 10.2-mile drive.

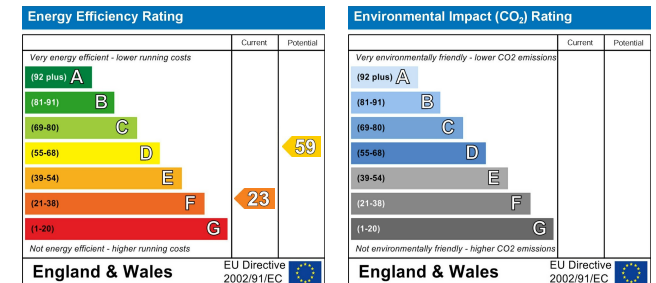
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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