



25 Markers Park, Payhembury, EX14 3NL
Offers in the region of £250,000





25 Markers Park

Payhembury, EX14 3NL

Offers in the region of £250,000

- Semi Detached Bungalow
- Recently Fitted Kitchen
- Recently Fitted Shower Room
- Garage
- No Onward Chain
- Two Bedrooms
- Living Room/Dining Room
- Garden With Fruit Trees And Koi Pond
- Driveway For Multiple Cars
- The Kings School Catchment



This semi-detached two-bedroom bungalow is located in sought after Payhembury. The property offers two bedrooms, a family shower room, kitchen, a good size lounge with adjacent conservatory and a charming rear garden (complete with bridge over a fish pond!). Payhembury is a characterful rural village with a sense of community and great local amenities. It is well connected to major transport routes (A30/A303/M5). This bungalow makes an ideal home for a first-time buyer, for those downsizing, or for someone looking for a property in the catchment of well-respected primary and secondary schools (Payhembury and the Kings School, Ottery St Mary, respectively).

Walkthrough

This two-bedroom bungalow is located at the end of a cul de sac on the outskirts of sought after Payhembury, less than 0.4 miles from village centre, church, shop, pub and Payhembury's well-respected local primary school. The property is approached up a tarmac drive that leads alongside a front lawn to the front door of the bungalow.

This door opens into an entrance corridor that connects the two bedrooms to the left, with the kitchen to the immediate right. The corridor continues around a corner to the right where it further connects the family shower-room on the way to the lounge and conservatory beyond.

The kitchen has been recently installed and designed to make the most of the available space with worksurfaces on three walls and ample storage provided by high and low units. The kitchen includes an electric oven and hob with extractor, fridge-freezer, washing machine and a sink beneath a window looking over the side of the property. There is also a handy serving hatch that opens into the living room.

Following the corridor around to the living room reveals a good-sized, versatile room with plenty of space to customise it to your lifestyle, perhaps with separate seating and dining areas, or with one area acting as a play area for young kids or a TV zone. The

room is bright, well lit by double windows to the right, and to the left by glazed double doors that lead through to the conservatory. The conservatory is a glazed extension leading to the garden offering space for seating or storage and providing an intermediate space between the garden and the house for muddy boots!

Back inside the property, the primary bedroom is a double room that overlooks the front of the property. It features a triple window and offers ample space for storage. The second bedroom (located just to the left as you enter the property) is versatile, with potential to act as a bedroom or a home office (as its current



and, under normal circumstances, the community organises many local events (including village cricket!).

Despite its rural location, Payhembury is very well connected with the A30(A303) at Honiton only 6 miles away and M5 junction 28 only 8 miles away. Train stations at Feniton (3 miles) and Tiverton Parkway (12.5 miles) provide access to two separate train lines, providing direct connections to Exeter, London, the Midlands and the North of England. Exeter Airport is also within easy reach (12 miles). Nearby towns of Cullompton and Honiton provide supermarkets, coffee shops, restaurants and leisure facilities. For more options and variety, the cathedral city of Exeter is only 16 miles away and the beautiful SW coast is only a 14-mile drive.

owners do). It looks over the front of the property and has fitted shelving. The family shower-room is situated on the corridor between the bedroom and the living room. The owner has recently refurbished the shower room and it includes a walk-in shower, W/C and washbasin.

Outside, the rear garden beyond the conservatory is full of character offering a good-sized lawn bordered by fences that leads (over a bridge across a fishpond) to a gravelled seating area and an area with a bank beyond that leads up to some mature trees. One side of the garden features some charming raised beds with ferns and mature fruit trees near the property, a garden shed is located adjacent to the garage. Side access to the property is also available here.

The property heating is electric (economy 7) and is on mains drainage. It has a garage and offers additional parking for numerous vehicles on the drive to the side of the property. There is no onward chain.

The Council Tax Band is C.

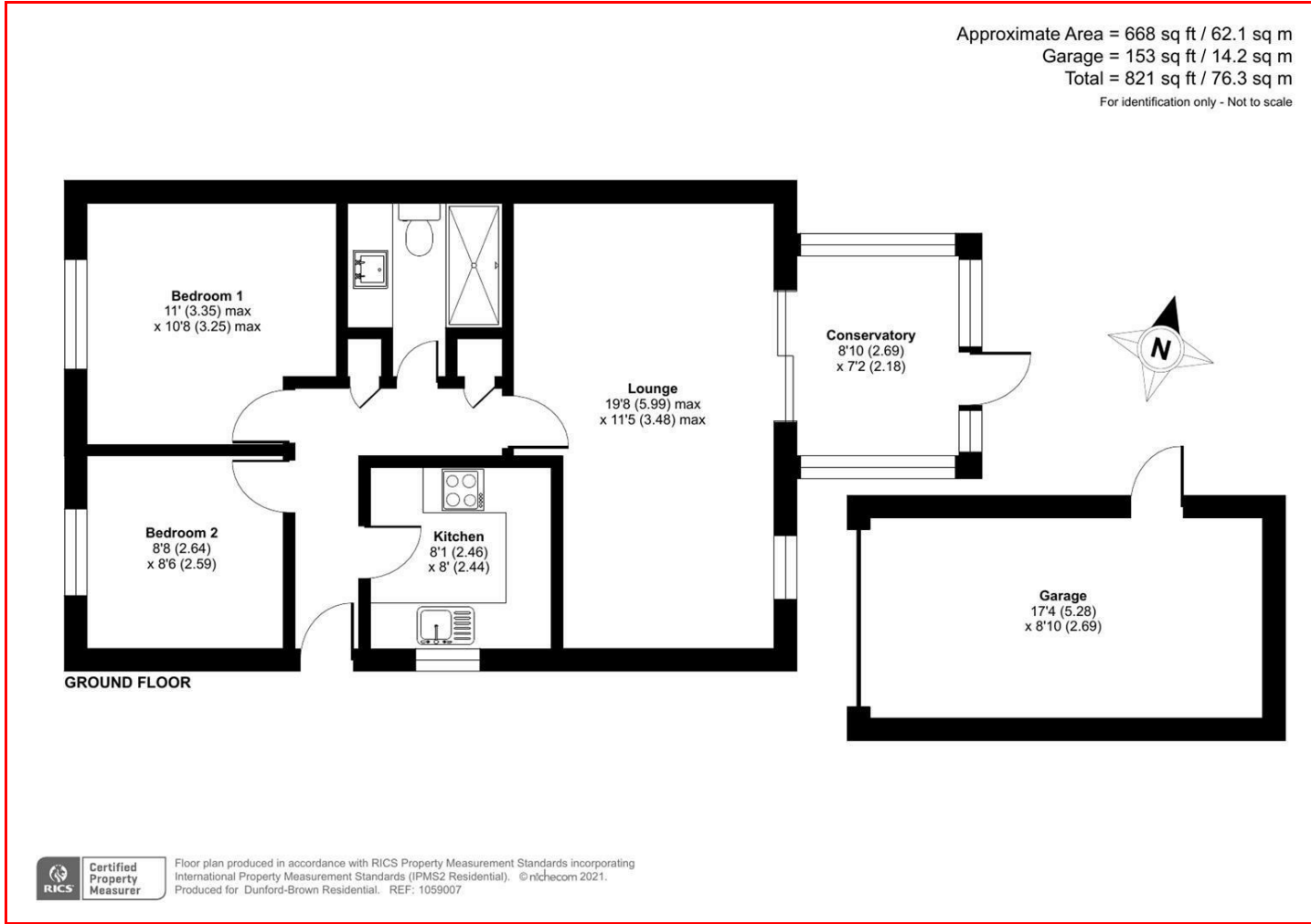
Location

This property is located in the thriving rural village of Payhembury, less than 0.4 miles from the village school and 0.3 miles from the shop and pub. Payhembury is well served for amenities with its own community-run shop and post office, swimming pool, hairdressers, pub, garage and well-respected school. It is in the outstanding-rated The King's secondary school catchment. As a village it is very much alive

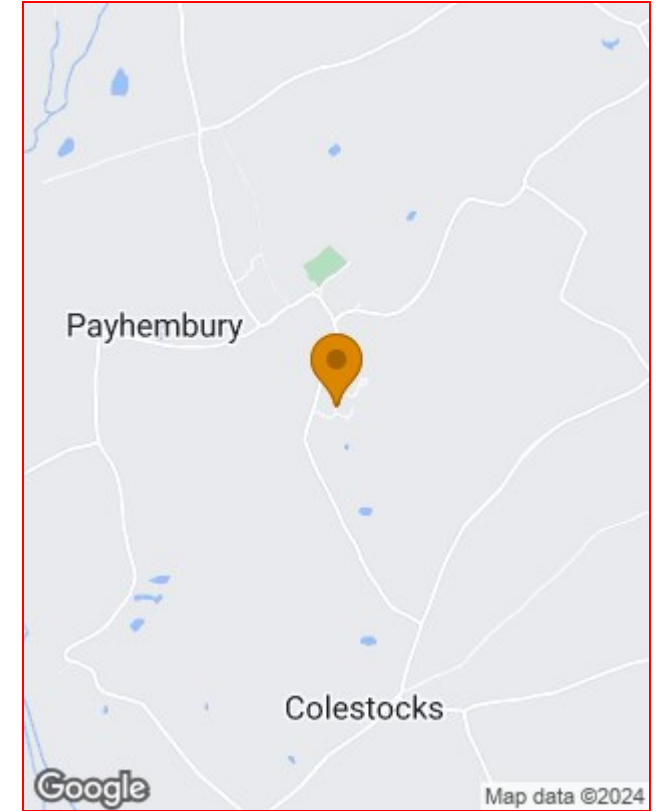




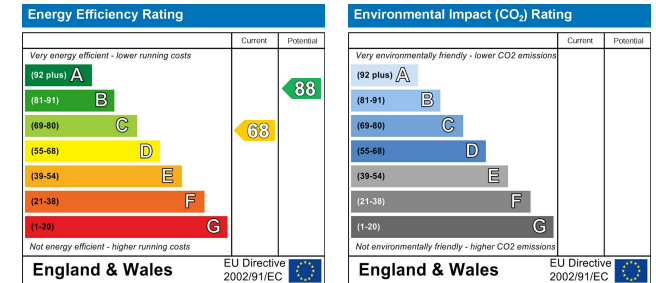
Floor Plans



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.

Spring Cottage Kerswell, Near Cullompton, Devon, EX152EP
 Tel: 01884 824 888 Email: paul@dunfordbrownresidential.co.uk <https://www.dunfordbrownresidential.co.uk>