



Wingridge



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Talaton, Exeter, EX5 2RQ

Ottery St Mary 3.4 miles Exeter 11 miles

Renovated home in the heart of the village. Parking for one. Wonderful private gardens. EPC Band C

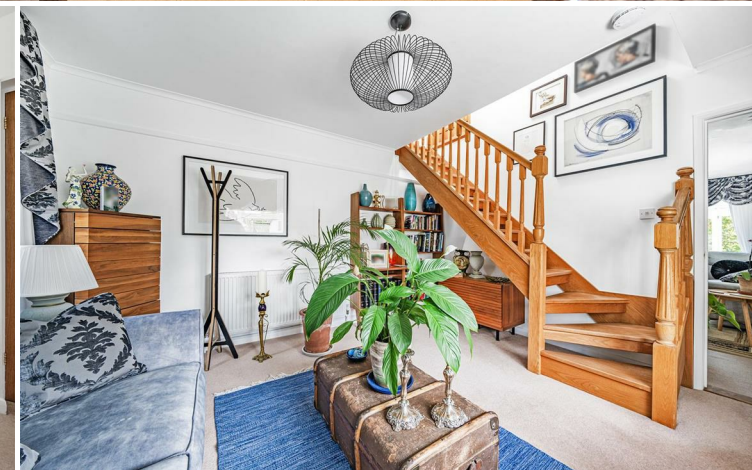
- Character accommodation
- 3 Bedrooms (2 bath/shower)
- Integrated appliances
- Parking
- Lovely private gardens
- PV Panels
- Freehold
- Council Tax Band D

Guide Price £450,000

SITUATION

Located in an elevated position in the heart of Talaton, the property is within walking distance of the community run shop, pub, church and village hall. About 1.7 mile east is Feniton, where there is a small supermarket a well regarded church of England primary school and mainline rail station on the London Waterloo line.

To the south is Ottery St. Mary where there is a good range of day to day shops, doctor's surgery and the renowned Kings School, whilst Colyton Grammar, one of the top schools in the country is also local, both with bus pick-ups nearby. There is also a plethora of excellent private schools in Exeter and the local area. The A30 gives fast access to the market town of Honiton to the east and Exeter to the west. The south coast at Sidmouth (about 10 miles) is easily reached by car.



DESCRIPTION

Understood to date from the 1950s this character home was substantially renovated and improved in recent years, including upgrading the windows, kitchen, bathrooms, conservatory and bedrooms upstairs.

The accommodation is now beautifully presented with lovely features such as the fireplace, bay window and picture rails in the sitting room, which opens in to the conservatory running along the eastern elevation. The kitchen is well-laid out with a range of units lots of drawer space and under unit lighting. There is a double oven and hob with extractor over, as well as an integrated dishwasher, freezer, large fridge and washing machine. The double aspect dining room is set to the front, and there is a ground floor double bedroom with wardrobes, and a family bathroom.

On the first floor there are two bedrooms, the largest is a good double, with the 3rd bedroom being an adaptable single bedroom/study. There is ample under-eaves storage to the front and rear elevations in both bedroom 1 and 3. There is a family shower room.

OUTSIDE

From the lane there is a parking area for one vehicle. Access to the house is up recently replaced brick steps.

The garden is a wonderful feature of this village home, being surrounded by mature attractive shrubs and planted borders. Accessible via a paved path, are some lovely areas to sit out and enjoy the privacy and views. There is a useful timber garden shed a greenhouse and a sunny decking area. To the rear of the property is an external boiler, tap and power socket.

SERVICES

Mains water and electric. Private drainage (situated on the property). Oil-fired boiler. Photo voltaic panels (owned). Standard and ultrafast broadband available. Mobile signal likely outside with EE, Three, O2 and Vodafone (Ofcom)

DIRECTIONS

From the centre of the village with the pub on your left and the shop on your right continue down along the road and immediately take the right fork. The property is the first property on the right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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