



5 Woodmans Orchard, Talaton, Exeter, EX5 2SE

£435,000

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This deceptively spacious family home is conveniently situated within walking distance of excellent village amenities, including a community-run convenience store, a public house and an active village hall. The A30 dual carriageway is easily accessible, providing swift links to the cathedral city of Exeter, the M5 and the coast.

The property was built in the 1980s and has been well maintained by the current owner. The well-proportioned accommodation briefly comprises a reception hall with cloakroom WC and access to the principal ground-floor rooms. The dual-aspect sitting room is a generously sized space featuring engineered oak flooring, French doors opening onto the rear garden, and a fireplace with an open fire that provides an attractive focal point.

The kitchen is fitted with a range of modern storage cupboards and drawers complemented by work surfaces, an inset sink, and space for appliances including a cooker, tall fridge freezer, washing machine and slimline dishwasher. There is also a large understairs cupboard and a door providing access to the rear garden.

The ground floor accommodation is completed by the dining room, which offers ample space for a substantial dining table and chairs.

On the first floor are four spacious bedrooms. Three benefit from built-in wardrobes, while two enjoy pleasant views across the village towards the surrounding countryside. The shower room is well appointed and fitted with a modern, stylish white suite.

The house also benefits from a modern oil-fired central heating system and quality uPVC double glazing throughout.

To the front of the property is a driveway providing off-road parking for several vehicles in tandem and access to the garage, which benefits from light, power and an electric roller door. Neighbouring properties demonstrate the potential to extend to the side or rear, subject to the necessary planning permissions.

The rear garden is a particular feature of the property due to its generous size, southerly orientation and excellent degree of privacy. Predominantly laid to lawn, the garden is interspersed with well-stocked flower and shrub borders, together with a variety of mature trees, shrubs and plants that provide colour throughout the year. There is also a good sized timber shed, an outside tap, greenhouse and a rear door providing access to the garage.

Talaton has a strong sense of community and benefits from a village hall, community-run shop, church and popular pub. Ottery St Mary is only a few miles away, and the village falls within the catchment area for The King's School. The well-regarded primary school at Feniton also enjoys an excellent reputation. For those wishing to commute to Exeter, the M5 or Cullompton, the village is particularly well positioned. Honiton is approximately five miles away, while the coastal town of Sidmouth is within easy driving distance.

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band E (as per Gov.UK Website at the date of first listing)

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband_11-12/broadband_11-12.pdf)

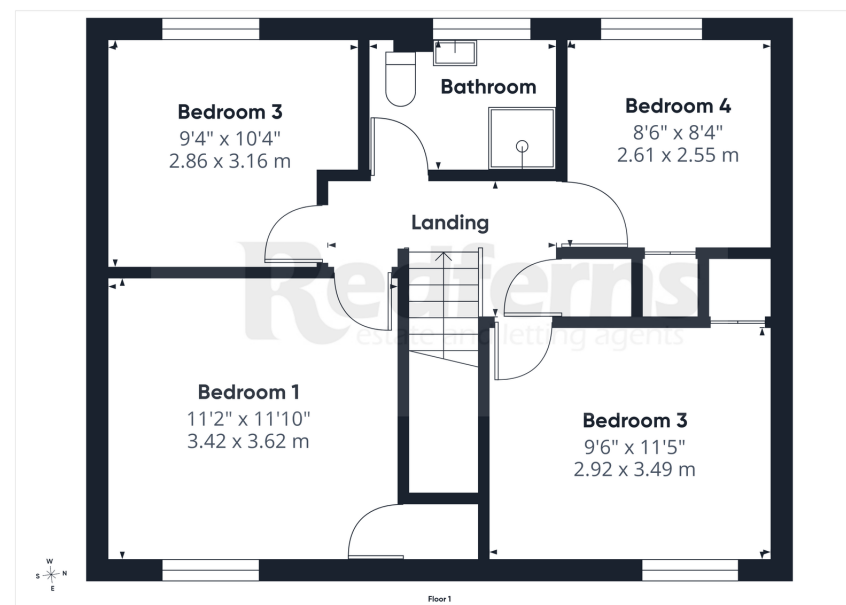
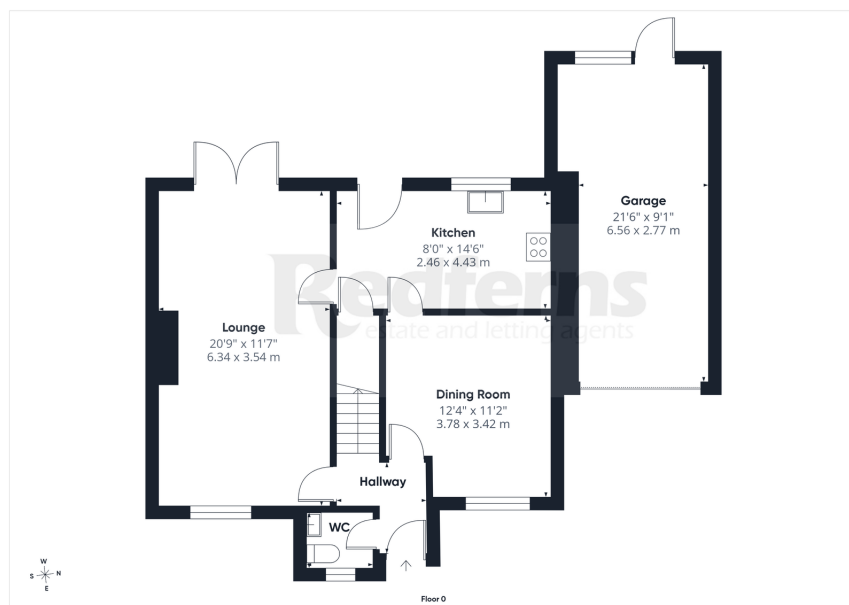
SERVICES We understand all mains services are connected except gas.

DIRECTIONS What3words:///pity.flamingo.sensibly



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

- A well presented and spacious detached house
- Hallway, Cloakroom W.C.
- Kitchen and separate dining room
- Oil fired central heating
- Garage with light, power and electric door
- Dual aspect sitting room
- Four good sized bedrooms
- Driveway providing off road parking for three vehicles
- Very Good sized, southerly facing rear garden



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