

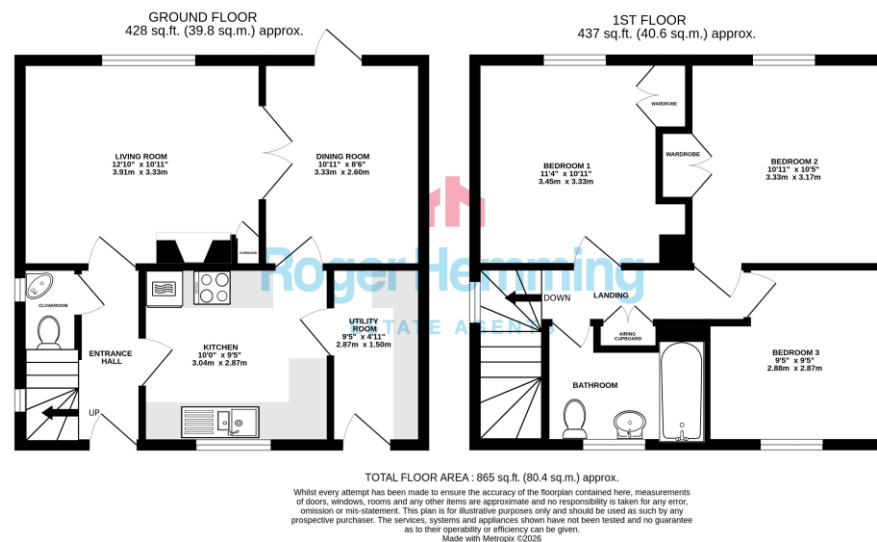
CLOSEST SCHOOLS

PRIMARY

Feniton Primary School
www.feniton.devon.sch.uk

SECONDARY

The King's School
www.thekings.devon.sch.uk



LOCATION

The small East Devon village of Talaton lies approximately 6 miles to the west of Honiton, 3 miles to the north of Ottery St Mary, 2 miles to the west of Feniton and 2 miles to the east of Whimble. The village population is estimated to be about 600. The area is popular as it's in the heart of rolling countryside and farmland, yet just a short rail or car journey into the centre of Exeter. Junction 29 of the M5 Motorway is a fifteen-minute drive.



FIND OUT MORE

Viewing by prior appointment:
Roger Hemming Estate Agents
Conway House, New Street
Honiton EX14 1HA
T: 01404 45343
E: roger@rogerhemming.co.uk

To see more details on this and all our homes go to
www.rogerhemming.co.uk



4 RYDON COTTAGES, TALATON EXETER EX5 2RP

This 1950s semi-detached cottage is one of just four homes set among open farmland, a ten-minute stroll from Talaton's community-run shop and village pub. Both Whimble and Feniton have stations, putting Exeter and Honiton within easy reach.

£325,000
freehold

TYPE
Semi-Detached Rural Cottage

BEDROOMS
3

RECEPTION ROOMS
2

BATHROOMS
Bathroom & Cloakroom

OUTSIDE
Front & Rear Gardens

PARKING
Garage & Parking

HEATING
Oil Central Heating
& Working Fireplace

ENERGY RATING
D / 63



ROGER HEMMING'S VIEW...

This cottage has been in the same family since it was built and is now coming to the market for the very first time. What struck us straight away was how much space there is inside, along with the far-reaching countryside views in most directions. With a modern kitchen and bathroom already in place, it's a home you can move into and start enjoying.

There's oil-fired central heating and double glazing, and a traditional entrance hall with a handy cloakroom. The comfortable living room has a working fireplace and a lovely outlook down the garden, with double doors opening into the separate dining room. From here, a glazed door leads outside. The smart kitchen has plenty of cupboard and worktop space, and the fitted oven, hob and extractor hood are included. A useful utility room has its own door to the front. Upstairs are three bedrooms, two with built-in wardrobes, and a modern bathroom with a white suite and a shower over the bath.

"If you're looking for a rural home with lovely views, village life within walking distance and a manageable commute, 4 Rydon Cottages could be quite a find."

"We think there's a great deal to like here: more space than you might expect, countryside all around and the chance to wander into the village for a few essentials or an evening at the pub. It's an appealing combination, and one that makes this cottage well worth a look."

WHAT THE AGENT SAYS...

OUTSIDE

Outside, the good-sized west-facing rear garden borders fields and looks towards woodland, a lovely spot to sit and enjoy the afternoon and evening sunshine. There's also a single garage and off-road parking.

The nearby town of Honiton is a short drive, it has a Tesco supermarket and a good range of shops and businesses. The coastal resorts of Sidmouth, Seaton and Lyme Regis are less than an hour's drive.

what3words location: confronts-weddings-respect