



Bridge View

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Talaton, Exeter, EX5 2RE

What3Words: ///trash.manhole.louder

A spacious detached bungalow set within large private gardens with ample driveway parking, a double garage and outbuildings.

- Recently painted throughout
- Potential for modernisation and development
- Four well proportioned bedrooms
- Generous sitting room
- Parquet flooring
- Double garage
- Private gardens
- Freehold
- Council Tax Band E

Guide Price £495,000

SITUATION: Set in a quiet rural position within this well-regarded East Devon village, the property enjoys open countryside views and a peaceful setting. Talaton offers a thriving community with a range of amenities including a community-run village shop, public house and village hall. The nearby towns of Ottery St Mary and Honiton, together with the city of Exeter, are all within easy reach, providing a wide range of everyday amenities and excellent transport links. Mainline rail services are also available from the nearby villages of Feniton and Whimble. The surrounding countryside offers a wealth of nearby walks and outdoor pursuits, making this an attractive and practical location for village living. For families, the highly regarded The King's School in Ottery St Mary is within the school catchment area, with transport links available from the village.

DESCRIPTION: Recently painted throughout, the property offers generous and versatile accommodation, including four well proportioned bedrooms, a family shower room, a generous sitting room, and a partially fitted kitchen leading through to a pantry and utility area with an additional WC. Attractive parquet flooring adds character and warmth to parts of the home, while the property also offers excellent scope for modernisation and further improvement, including the installation of new carpets to complete the interior.

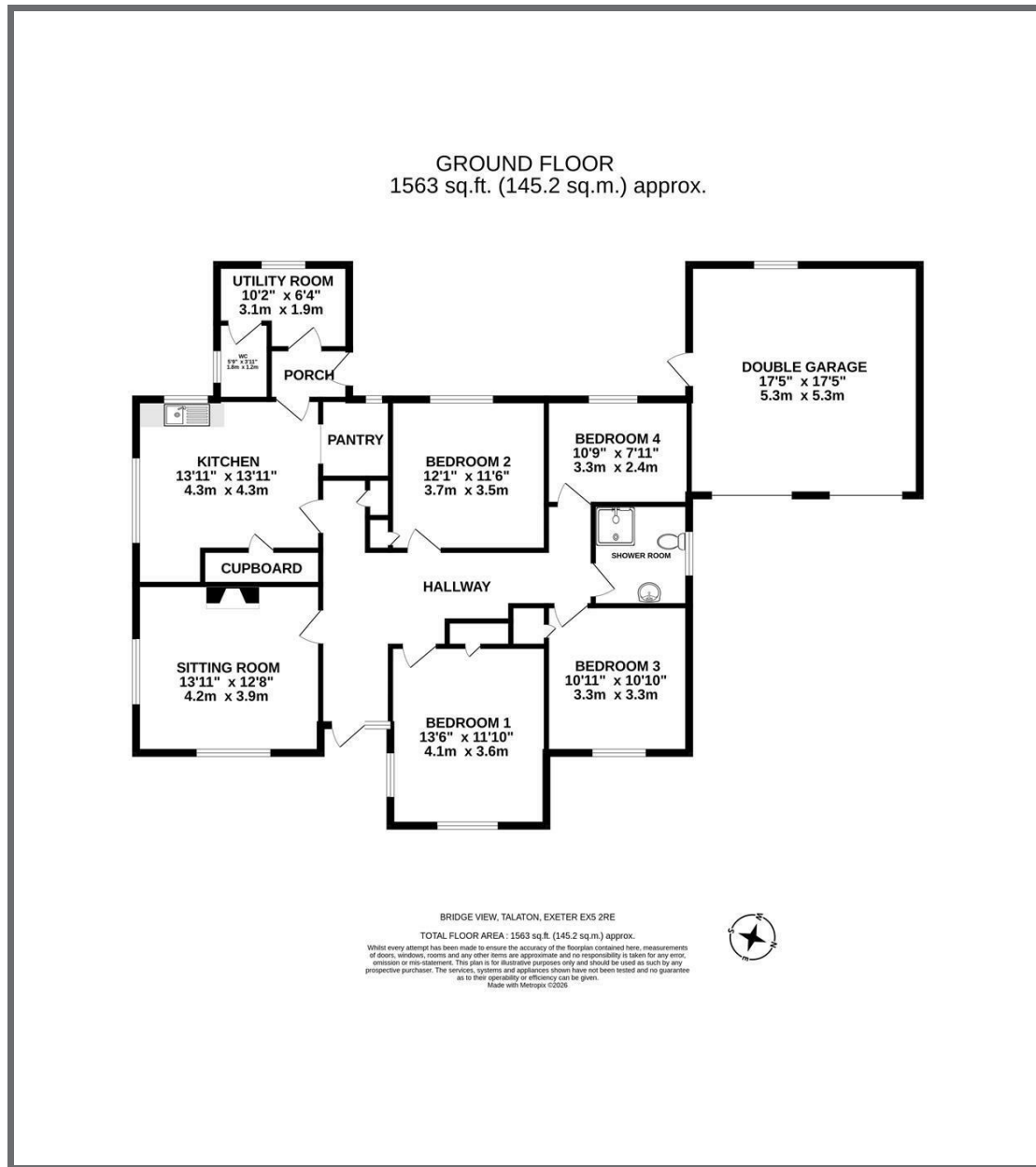
OUTSIDE: Set within large, mature and highly private gardens, the property enjoys a peaceful and secluded setting. The gardens are primarily laid to lawn and bordered by a variety of established trees and hedging, creating a wonderful sense of privacy. The property further benefits from ample driveway parking, a double garage with direct access from the garden, making it ideally suited for family living and those seeking space both inside and out.

SERVICES: All mains services with oil central heating. Good outdoor mobile signal with Standard and Ultrafast broadband available (Ofcom 2026).





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 | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 56 | 64 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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