



4 Barton Rise, Old Feniton, EX14 3HW

Guide Price £550,000

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Barton Rise is a desirable cul-de-sac with a range of substantial properties situated in the heart of this picturesque East Devon village. The centre of Feniton is a mile away with comprehensive village amenities including a Convenience Store and Railway Station connecting Exeter and London Waterloo. The Primary School is very highly regarded and the property also benefits from being within The Kings School catchment area. The surrounding countryside offers excellent walking facilities, whilst the A30 dual carriageway is within easy reach, providing swift access to the Cathedral City of Exeter, M5 and the coast.

The property itself enjoys lovely light and airy, well-proportioned accommodation briefly comprising; reception hall with cloakroom W.C leading to the sitting room/dining room which is an impressive and spacious 'L' shaped, multi-aspect room with a feature fireplace and is a superb room for family and friends to dine and socialise together. The kitchen/breakfast room is fully fitted with a range of cupboards and drawers at both base and eye level, whilst allowing room for modern appliances. The attractive oak effect worktops provide plenty of room for food preparation and there is space for a breakfast table and chairs. A large utility room offers additional storage and appliance space and covered access to the double garage.

On the first floor are four good sized bedrooms, a shower room and a beautifully appointed family bathroom. The house also benefits from double-glazed windows and a modern oil-fired central heating system. The neighbouring properties demonstrate the potential to extend the property in a variety of ways, subject to the necessary planning permissions/consents.

This superb family home is approached via a double-width driveway creating off-road parking and access to the double garage with light and power. The front and side gardens are predominantly laid to lawn and interspersed with mature plants, shrubs and trees, whilst the rear garden has a vegetable/kitchen garden with a greenhouse and fruit trees, pleasing any keen gardeners. There are paved patio areas allowing plenty of space for family and friends to enjoy outdoor dining/entertaining in the summer months.

Feniton is an extremely well-situated village for those wishing to travel to Ottery St Mary (3 miles), Honiton (3 miles) and Exeter (12 miles). The A30 dual carriageway provides quick journey times into Exeter and Honiton with amuch wider range of shops and other amenities. The village has a train service (Waterloo-Exeter), shops, a pub, a very good primary school, and a church. The coast at Sidmouth is within an easy drive. Ottery St Mary has many shops, including Sainsbury's as well as the popular Kings School.

DIRECTIONS What3words///tiger.placidly.presses

SERVICES We understand all main services are connected except gas.

TENURE Freehold

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

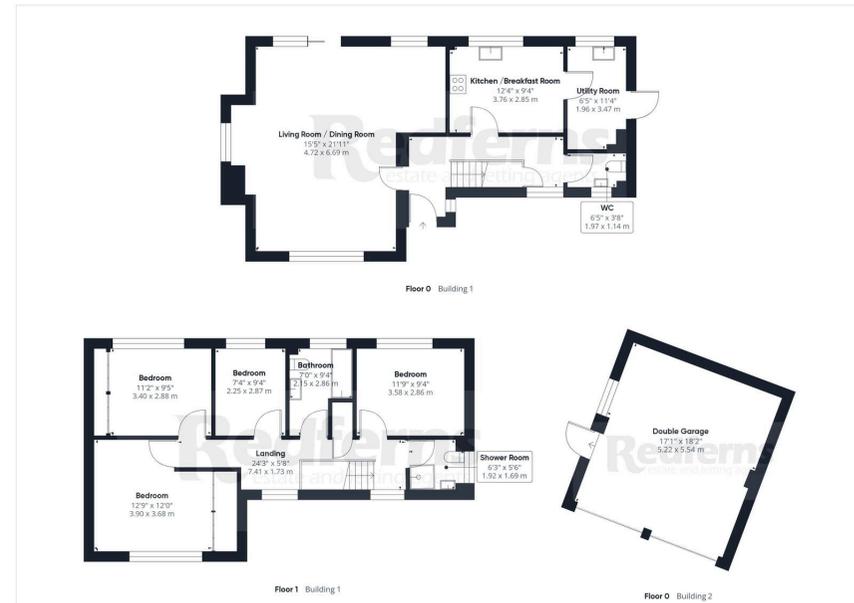
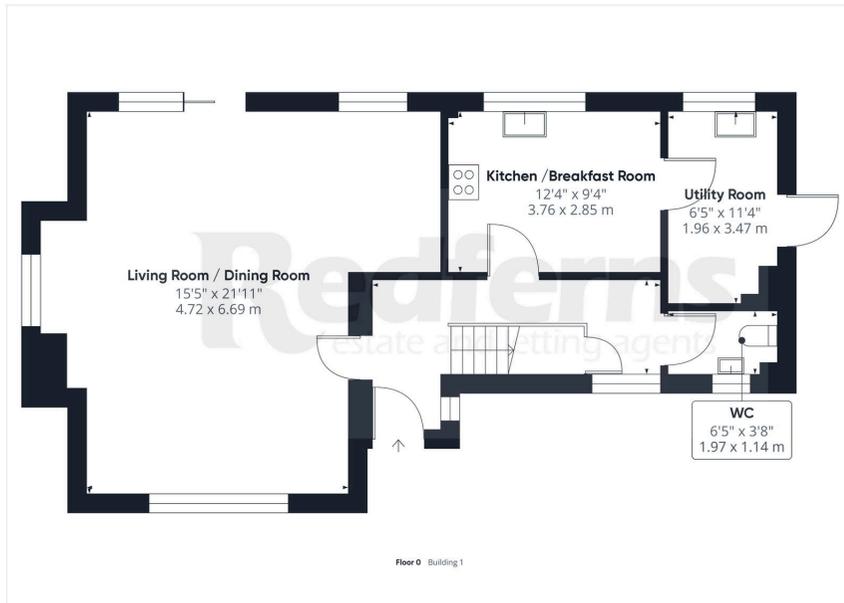
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

- Double width driveway
- Large utility room
- Spacious 'L' shaped sitting room
- Located in a pretty and desirable cul-de-sac
- Corner plot gardens. NO ONWARD CHAIN.
- Four good sized bedrooms
- Reception hall with cloakroom/WC
- A well presented detached family home



Ottery St. Mary | 01404 814 306
 Exeter | 01392 984 511
 Sidmouth | 01395 512 544

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