



Tahini, Cullompton, EX15 2EJ

Guide price £600,000



# Tahini

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- Four Bedroom Detached Home
- Kitchen
- Downstairs Shower Room
- Well Stocked Garden With Raised Beds And Green House
- Polytunnel
- Lounge And Dining Room
- Utility Room
- Family Bathroom
- Garage And Driveway
- Solar Panels



Approached from a quiet country lane, this four-bedroom family home offers flexible open-plan living, well-established gardens and a pleasant rural setting, while remaining exceptionally well connected for Exeter, Taunton, the M5, A303 and the south-west coast and countryside. The property provides a spacious kitchen/breakfast room, an open-plan sitting/dining room with direct access to the garden, a useful utility room, four bedrooms and shower rooms on both the ground and first floors. Outside, there are beautifully planted gardens to the front and rear, along with a polytunnel, garden shed, and parking provided by a single garage with additional driveway parking. Positioned in the small hamlet of Kerswell, the house enjoys both rural seclusion and excellent access to Devon's key transport links.

## Walkthrough

The property is approached from a country lane, where a paved path runs alongside a gravel drive. To the right is a garage and polytunnel, while to the left an attractive lawned front garden is planted with mature shrubs and trees, giving the house a welcoming and established feel.

The front door opens into a central hallway, with the kitchen to the right, the open-plan sitting and dining room to the left, and the staircase rising ahead to the first floor. Wood effect Karndean Palio Luxury vinyl flooring is laid throughout the downstairs creating a cohesive and practical flow between the spaces.

The kitchen is a generous open-plan room with varnished wood work surfaces, attractive tiled splashbacks, an electric hob, space for a dishwasher and a good range of high and low units. There is ample room for a central island and a breakfast table positioned to overlook the rear garden, alongside additional freestanding furniture if desired. The kitchen flows naturally into the dining area, allowing easy circulation through the ground floor and creating a practical loop back to the entrance hall via the sitting room.

A further door from the kitchen leads into the utility room, which provides additional storage, space for a

full-size fridge-freezer, and plumbing and electrics for a washing machine. Beyond, a downstairs shower room includes a walk-in shower, heated towel rail, basin and WC. The utility room also benefits from an external door leading out to the side of the property. The open-plan sitting and dining room is a versatile L-shaped space filled with natural light. The sitting area comfortably accommodates three sofas (Two Triple and one double) and enjoys dual-aspect, triple-width windows overlooking both the front and rear gardens. The dining area provides space for a six-seat table and benefits from direct access to the patio and garden through double doors, creating a strong connection between indoor and outdoor living.



Upstairs, a landing serves four bedrooms and a family bathroom. The principal bedroom is a good-sized dual-aspect room with triple-width windows to both the front and rear. It offers plenty of space for a king-sized bed, two triple wardrobes and additional furniture. There are three further double bedrooms and the family bathroom which is fitted with a walk-in shower, WC, basin and heated towel rail.

Outside, the rear garden is fully fenced and thoughtfully arranged into distinct areas. A patio sits directly outside the dining room doors, leading onto an area of lawn, with a raised garden beyond. A paved path runs alongside the garden shed before continuing on to the raised beds. Mature shrubs and trees frame the entire space, while a striking mature

wisteria is trained along the rear of the house, adding colour and character.

The garage offers parking for one car with further parking on the drive. Guest parking is also available in the lane. The property is on mains electric, sewage and water. It has a septic tank and has oil-fired heating and solar Panels

#### Solar Panels

There are 16 solar panels that have a capacity for producing 4 KW that were installed in November 2011. These are subject to receiving FIT payments through a contract with EDF – as set out through Government legislation. The contract will run until November 2036, and will be transferred to the purchaser of

Tahini.

The current FIT payments received over the past 12 months has been £3,239.97.

The FIT payments are subject to annual payment rate increases in line with inflation. Therefore, the projected income over the remaining 10 years of the contract is expected to exceed a minimum of £33,200. If the FIT price increases at 3% annually (reflecting domestic inflation rate) the 10-year total could reasonably be anticipated to be as high as £38,000

#### Situation

Kerswell is a secluded hamlet just off the A373 between Cullompton (5.3 miles) and Honiton (7 miles). The hamlet has its own small playground and easy access to daily essentials via the nearby village shops of Broadhembury (2.2 miles), Kentisbeare (2 miles) and Payhembury (3.4 miles), as well as Fordmore Farm Shop (2.8 miles), which also offers a coffee shop, gym and a range of other boutique options. Kerswell is in the catchment for the outstanding-rated Uffculme secondary school with a choice of good quality primary





schools.

Despite its rural location, Kerswell is very well connected, with M5 Junction 28 just 4.5 miles away, providing a direct commute to Exeter (18.6 miles) and Taunton (23 miles). Train stations at Feniton and Honiton (both 7 miles) and Tiverton Parkway (10 miles) provide access to two separate rail lines, offering direct connections to Exeter, London, the Midlands and the north of England. Exeter Airport is also within easy reach at approximately 12 miles.

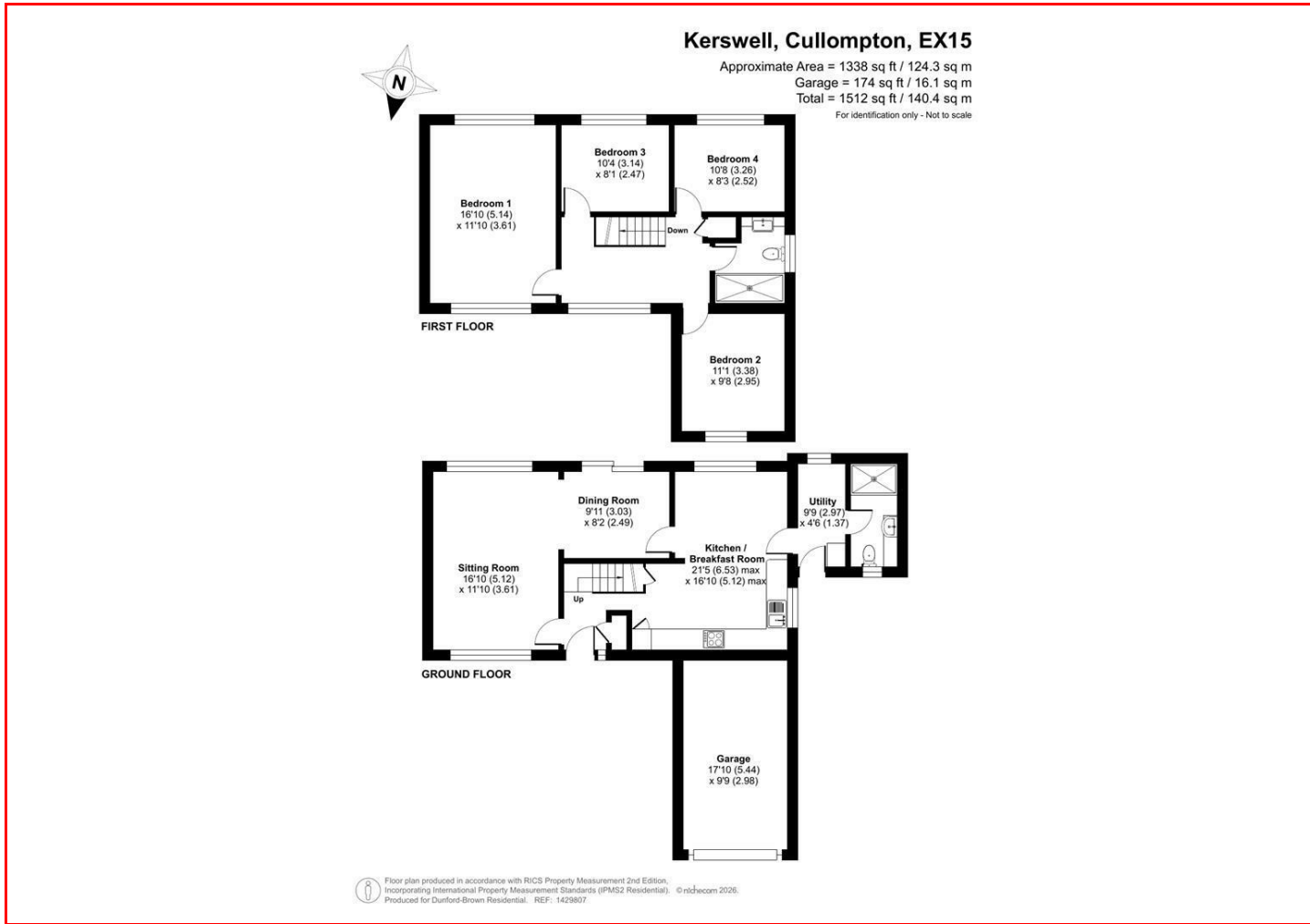
The hamlet sits in a valley at the foot of the Blackdown Hills Area of Outstanding Natural Beauty and is surrounded by a mosaic of farmland. Beautiful walks

through the surrounding countryside begin at the front door, with easy access to historic woodland at North Hill and Hembury Fort, a nearby Iron Age hill fort. Broadhembury, at around two miles, makes for an easy walk or a short drive. It is a well-preserved medieval estate village renowned for its strong community feel, thatched buildings, 13th-century church and its excellent local pub, The Drewe Arms.

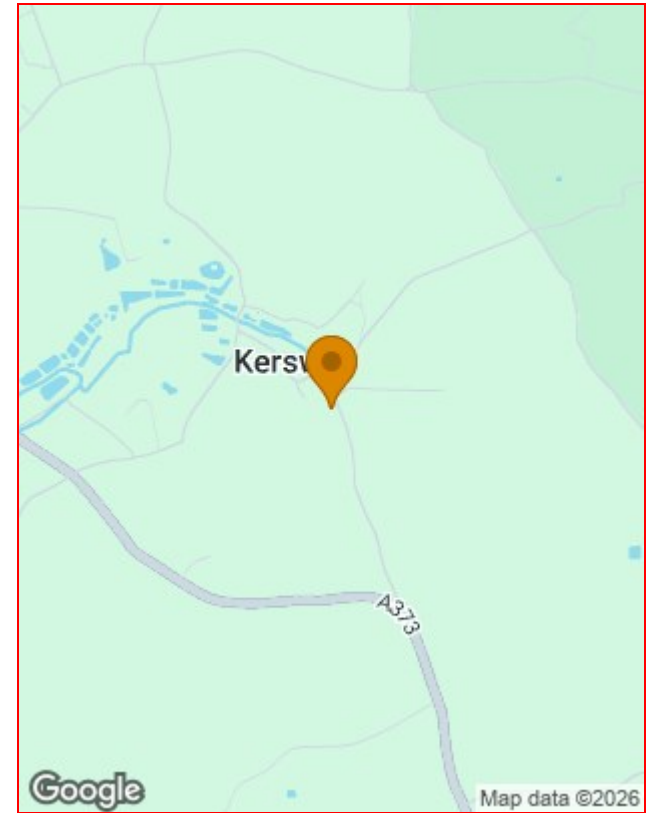
The nearby towns of Cullompton and Honiton provide a wider range of supermarkets, cafés, restaurants and leisure facilities. For greater choice and variety, the cathedral city of Exeter lies around 20 miles to the south, while the south-west coast is only about a 15-mile drive away. Devon's Jurassic Coast and its

picturesque fishing villages—including Sidmouth, Branscombe and Beer—are all approximately 16 miles away. Access to the M5 places much of the wider West Country, including the surfing beaches of Devon and Cornwall, comfortably within day-tripping distance.

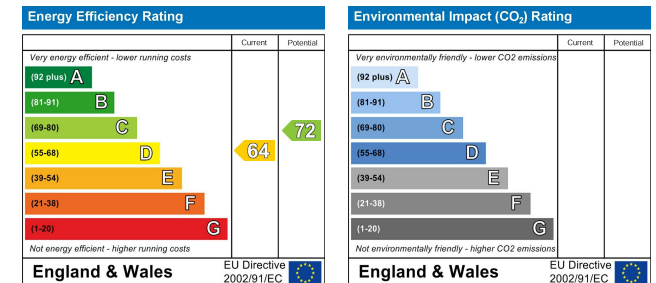
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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