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1 Beacon Cottages



Honiton 8 miles Exeter 13 miles



### SITUATION

Talaton is a popular East Devon village maintaining a thriving community and offering a range of amenities, including a community run shop, pub, church and village hall. To the east is Feniton, offering a small supermarket, well regarded Church of England primary school and mainline rail station on the London Waterloo line.

Ottery St Mary, to the south east, offers a good range of amenities, including a selection of independent shops, and to the south west, the cathedral city of Exeter has all the amenities associated with a major regional centre. Transport links are very accessible, the A30, M5 (junction 29) and Exeter International Airport are all within easy reach. In addition, Feniton train station for access to Exeter and London on the Waterloo Line.

### ACCOMMODATION

On the ground floor there is an entrance hall with stairs to the first floor. Generous size study with storage cupboard providing the perfect space to work from home or a potential dining room. The Galley kitchen is fitted with a range of beech fronted wall and base units, with stainless steel sink unit, electric cooker point, fridge freezer space, radiator, and cupboard under stairs. Good size sitting room with storage cupboards. Rear porch with downstairs bathroom with modern suite comprising of bath, low level w.c, wash hand basin, radiator and electric towel rail. Store with plumbing for automatic washing machine, oil fired boiler running the domestic hot water and full central heating, freezer space.

To the first floor there are two double bedrooms and a shower room with walk in shower cubicle, low level w.c, wash hand basin and radiator. Stairs rising to the attic bedroom which is a good sized room with built in wardrobes.

### OUTSIDE

Good sized gardens to front and side, comprising of lawn, with hedge boundaries, vegetable area with raised beds, pedestrian gate to road, parking area for 2 vehicles, open fronted garage/store. To the rear of utility is a brick built garden store.

### SERVICES

Mains electric, water, oil fired central heating and septic tank drainage.

### DIRECTIONS

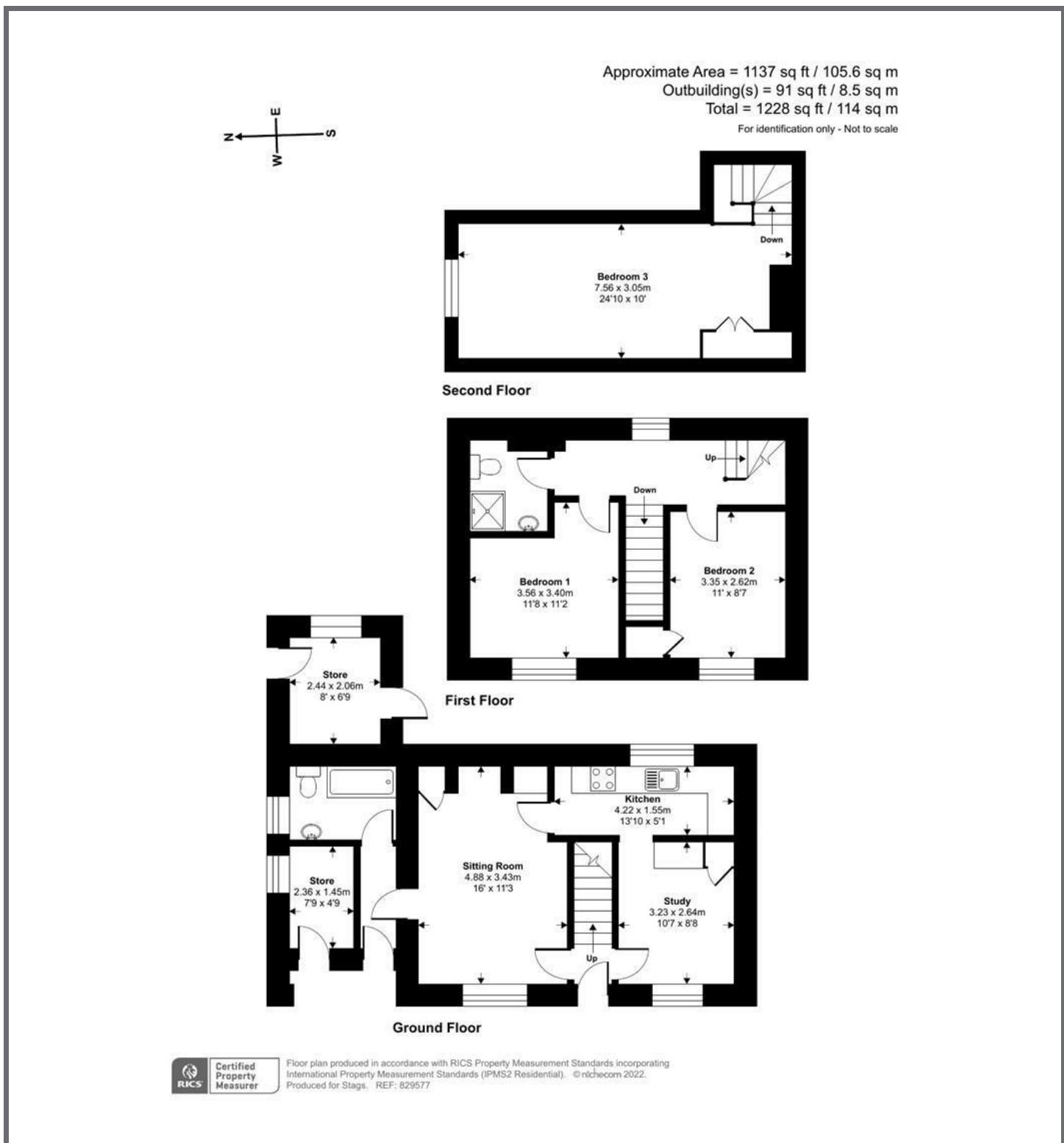
From Honiton, proceed in a westerly direction taking the first exit off the A30 after approximately 1 mile. Proceed along the old A30, at Fairmile in the bottom of the dip turn right sign posted Larkbeare/Talaton/Escot. Proceed along this road passing the entrance to Escot on the right hand side, and after approximately a further 1 mile No. 1 Beacon Cottage will be seen on the right hand side. Proceed just past the cottage turning into the entrance drive and parking area.

### AGENT'S NOTE

Please note that there has been a public consultation in the area for a solar farm. For more details please contact the agent 01404 45885.

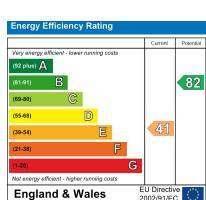
**Guide Price £350,000**





These particulars are a guide only and should not be relied upon for any purpose.

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