



**Talaton, Exeter, Devon**

Guide Price: £540,000







Nestled within the sought-after village of Talaton, this charming detached four bedroom cottage surrounded in a large surround plot, offers spacious and versatile accommodation, generous gardens, and ample off-road parking.

The heart of the home is the impressive kitchen/dining room, providing an excellent space for family living and entertaining. The welcoming sitting room is a lovely size and features a wood-burning stove, creating a warm and cosy atmosphere, feature wood beams along the ceiling, with a door providing access to the side of the property.

The accommodation is thoughtfully arranged, comprising four well-proportioned bedrooms. The ground floor benefits from a double bedroom and adjacent shower room, ideal for guests, multi-generational living, or those seeking ground-floor accommodation. Upstairs are three further generously sized bedrooms, served by a family bathroom.

Outside, the property enjoys lawned gardens surrounding the home, with a further enclosed rear garden laid mainly to lawn. A useful storage shed is positioned to the side of the property.

A particular feature of the property is the extensive parking area to the side, providing space for numerous vehicles. Planning permission has been granted for the construction of a replacement three-car carport and store, with an external staircase leading to a first-floor ancillary studio and store.



#### Planning Permission:

Construction of replacement carport (3 cars) and store with external staircase and first-floor ancillary studio and store. Please contact the office for further details.

This delightful cottage combines character, practicality, and future potential in a highly desirable East Devon village location.

This well-proportioned, light and airy four bedroom detached cottage is conveniently situated close to the heart of this thriving East Devon village with excellent local amenities which are all within walking distance, including the convenience store/Post Office and village pub. There is also a very active community hall.

The village is surrounded by glorious East Devon countryside yet the A30 dual carriageway is within a ten minute drive providing swift access to the Cathedral City of Exeter, M5 and the coast. The property benefits from being within the catchment area of the highly regarded primary school in the nearby village of Feniton, as well as the renowned Kings School secondary school.

**Workshop / Outbuilding** A particularly useful feature of the property is the detached workshop measuring approximately 6m x 3m. Constructed of block-built elevations beneath a tiled roof, the building is equipped with electricity, making it ideal for a variety of uses including a workshop, hobby room, storage, or potential home working space (subject to any necessary consents).





Council Tax Band: **E**

Tenure: **Freehold**

Planning Details: **Construction of replacement car port and store with external staircase and first floor ancillary studio and store. (Documents can be shown to show complete build design)**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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