

LOT
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Rose Cottage, Talaton, Exeter, Devon EX5 2RE

*GUIDE PRICE £250,000+



A three bedroom end of terrace cottage requiring modernisation in popular village location.

DESCRIPTION

A three bedroom end of terrace cottage situated in the popular East Devon village of Talaton. Whilst the property would benefit from some modernisation it also has the benefit of good sized garden and a garage, offering the potential for further extension, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of East Devon District Council.

LOCATION

This popular village offers amenities including a church, community run village store, village hall and public house. Whimble and Feniton are within 1.5 miles and 1.9 miles offering additional facilities and amenities, both with

rail links on the Waterloo lines via Exeter. The A30 is readily accessible and Exeter Airport is within approximately 5 miles.

ACCOMMODATION

Ground Floor Entrance hall, sitting room, kitchen/diner with shower room off, sun room with doors to the garden.

First Floor Landing, three bedrooms and family bathroom.

Outside Mature gardens being mainly laid to lawn with seating area and a garage.

EPC

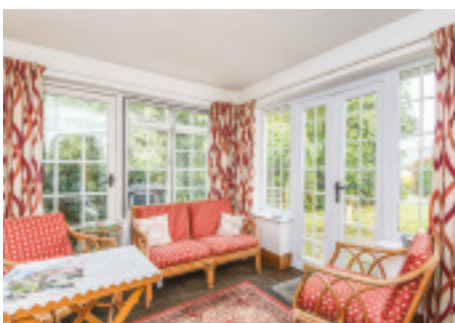
Energy Efficiency Rating - F

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by prior appointment only with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.



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