



Tale End, Payhembury, Honiton, Devon,
EX14 3HL

**A beautifully presented contemporary detached new build
in a private rural location.**

Cullompton 6 miles Honiton 7 miles

• Large Open Plan Kitchen/Living • Sitting Room • Five Double
Bedrooms • Three Bath/Shower Rooms • Parking/Garden • Children
Considered • Available Mid May • Tenant Fees Apply •

£2,250 Per calendar month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

Door from covered area to front door into

ENTRANCE HALL

Spacious hall with tiled floor and doors to

CLOAKROOM

Comprising low level WC and wash hand basin in vanity unit with tiled floor.

UTILITY

Comprising of modern wall, base and drawer units with worksurface inset 1½ sink unit with mixer tap, space and plumbing for washing machine, tiled floor and door to side.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Large open plan area with dual aspect.

KITCHEN: Comprising of modern wall, base and drawer units, integrated dishwasher and larder fridge, granite worksurface with 1½ stainless steel sink unit with mixer tap, electric hob with extractor over, double electric oven and tiled flooring throughout.

DINING AREA: Tiled floor continues with patio doors to the side.

FAMILY AREA: with patio doors to garden, television point, fitted carpet and door to

SITTING ROOM

Modern woodburner on tiled hearth, fitted carpet, television and telephone points and patio door to garden.

HALLWAY

Spacious hallway with wooden stairs rising, double storage cupboard housing the underfloor heating controls, fitted carpet and doors to

BEDROOM

Double with vaulted ceiling, patio door, television point and fitted carpet and door to dressing area with fitted carpet.

EN-SUITE

White suite comprising large walk in shower cubicle, low level WC and wash hand basin in vanity unit, mirror over, chrome heated towel rail and tiled floor.

BEDROOM

Dual aspect double with television point and fitted carpet.

FAMILY BATHROOM

White suite comprising roll topped bath, separate large walk in shower cubicle, low level WC, wash hand basin in vanity unit, mirror, chrome heated towel rail and tiled floor.

BEDROOM

Good double with double walk in wardrobe, television point and fitted carpet.

STAIRS TO LANDING



Wood stairs leading to landing with feature beam banisters and fitted carpet.
doors to

MASTER BEDROOM

Good sized double with vaulted ceiling, Juliet balcony with stunning views across the adjoining countryside, radiator, television point and fitted carpet.

SHOWER ROOM

Comprising corner shower cubicle, wash hand basin and low level WC in vanity unit, mirror, chrome heated towel rail, tiled floor and dressing area with Velux window.

BEDROOM

Double with radiator, television point and fitted carpet. Two separate doors lead to storage areas with power and light.

OUTSIDE

The property is approached via a shared driveway to the private gate to Tale End driveway.
Private drive with parking for several vehicles, under cover area to the front of the property and door to area housing the heating pumps. A paved pathway runs around the side of the property to the rear with feature lawn areas and patio enjoying the stunning views across the adjoining countryside.

SERVICES

Mains electric, with the benefit of solar panels. Mains water. Private drainage (included in the rent). Ground source heat pump.

Council Tax Band: G

EPC Band: C

SITUATION

Tale End is situated in a quiet and private rural location just outside the small hamlet of Tale. Tale is located mid way between the villages of Payhembury and Clyst Hydon, both with well regarded primary schools, parish churches and popular pubs, with Payhembury also having a post office/village stores.

There is good access to the mainline railway station on the London Waterloo line at the larger village of Feniton. To the South East access onto the A30 dual carriageway links the market town of Honiton, 7 miles, and cathedral and university city of Exeter, 16 miles. Ottery St Mary is approximately 5 miles South and the property is in the catchment area for the renowned Kings School located there.

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





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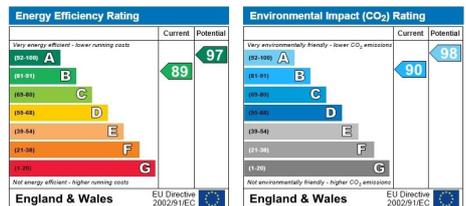
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