

Guide Price £310,000



2 Parkview Cottages, Hele, Exeter, Devon, EX5 4QD

- Three bedrooms downstairs
- Spacious kitchen/dining room
- Generous mature lawned gardens
- Driveway parking
- Rural position surrounded by fields
- Large first floor sitting room with wood burner
- Modern family bathroom
- Rear courtyard garden
- Oil fired central heating
- A few minutes drive from National Trust Killerton

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

Hele, Devon EX5 4QD

An attractive character cottage in a tucked away rural location offering open views over the countryside, with mature lawned gardens and driveway parking. The property lies within close proximity of both Bradninch and Silverton and is within easy commuting distance of Exeter.



3



1

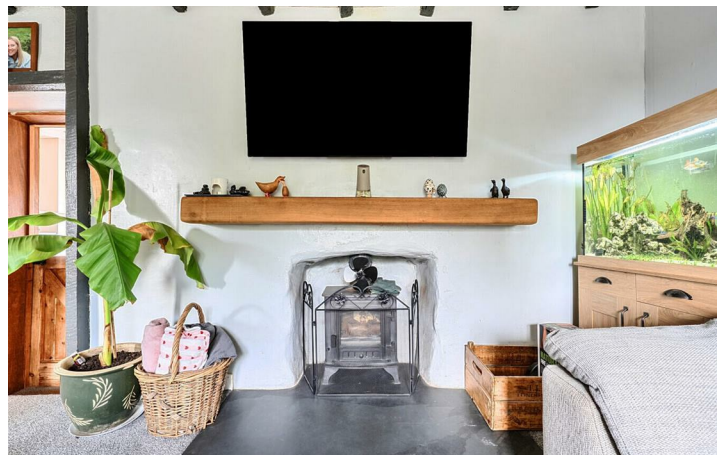


1



E

Council Tax Band: C



The cottage is well situated, surrounded by rolling countryside, on the doorstep of the National Trust Killerton estate and surrounding farmland.

The property offers comfortable, well-appointed accommodation which is arranged with the three bedrooms and a modern shower room on the ground floor and the living accommodation on the first floor, to make the most of the superb views over beautiful countryside.

The large sitting/dining room has attractive beam features and a fireplace, with a wood burning stove, being a lovely spacious room with an outlook over the front garden. The kitchen/breakfast room is fitted with a good range of units and work surfaces with wonderful open views out over the fields and fitted breakfast bar.

At the rear there is a decked courtyard garden which houses the oil tank on one side.

The principal garden is at the front of the property, featuring a paved patio area with a long lawned garden enclosed by mature shrub and flower borders which lead to the driveway.

On approach to the property there is driveway parking for two cars with a large timber storage shed.

Access is via a shared private driveway.

Services: Mains electricity, water and septic tank drainage. Oil fired central heating & hot water.

Council Tax: Band C

Local Authority: Mid Devon District Council

Tenure: Freehold

Parkview Cottages is near to the small hamlet of Hele, situated between Bradninch and Silverton, both of which have a good range of local services, including primary schools, convenience stores, post offices, pubs, churches, doctor's surgeries, and regular bus services to Cullompton and Exeter. There is quick access to Exeter, via the B3181 main road through Broadclyst or from Cullompton, Junction 28 of the M5 leads south to Exeter and all points north, including Junction 27, with the nearby Tiverton Parkway Station at Sampford Peverell with regular intercity services (Paddington 2 hours). Bradninch - 1.3 miles Silverton - 3.4 miles Exeter centre - c. 9 miles Cullompton/Junction 28 M5 - c. 5 miles Tiverton Parkway Station - c. 10.5 miles Taunton - c. 24 miles Please see the floor plan for the dimensions. The internal photos were taken with a wide-angle lens to show more of the rooms.

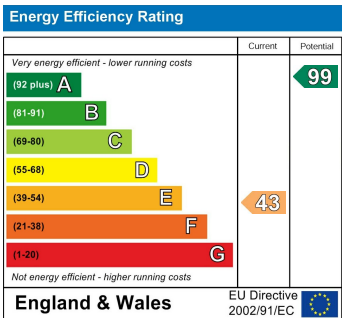


Directions

Viewings

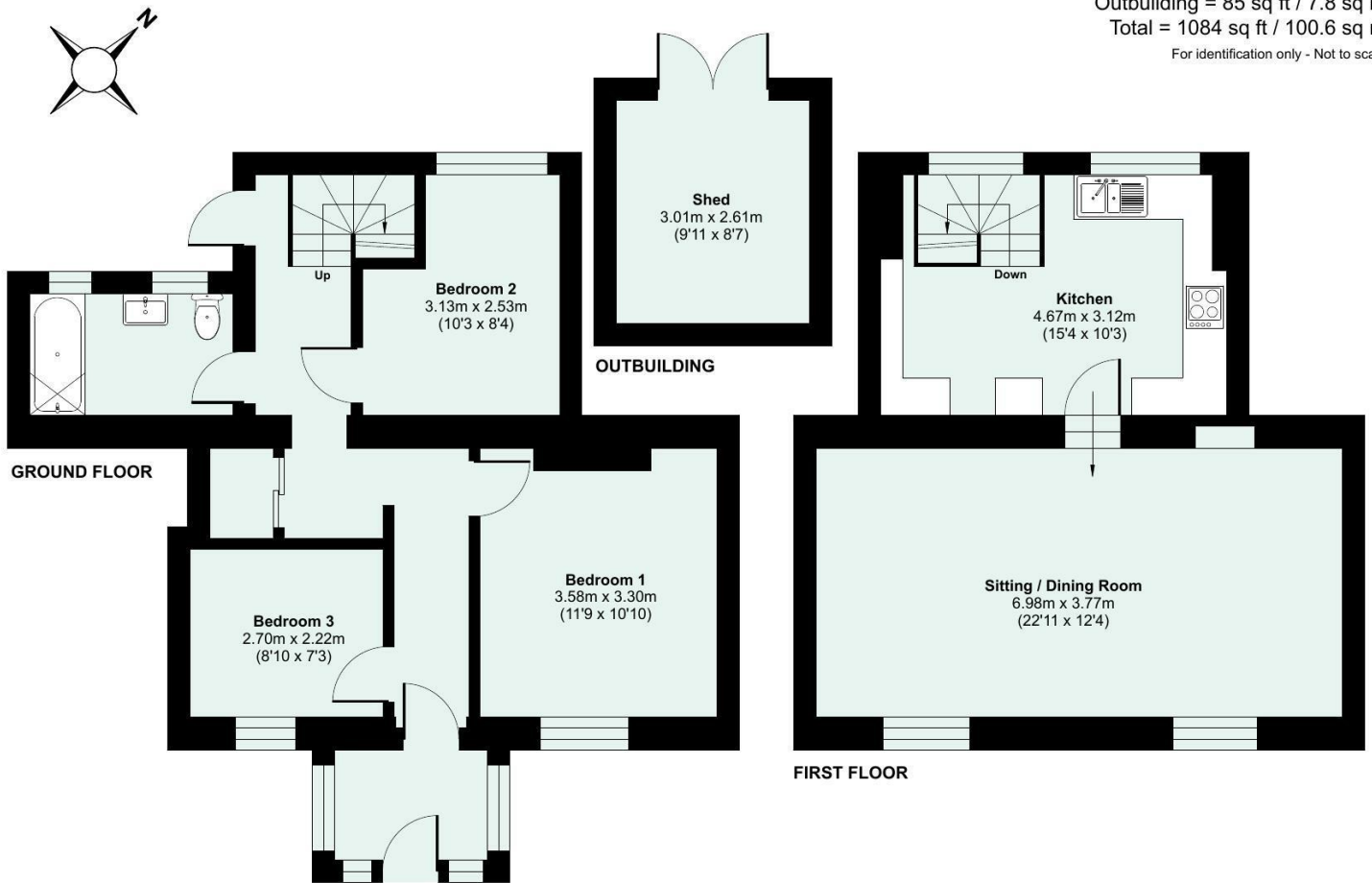
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:



Approximate Area = 999 sq ft / 92.8 sq m
 Outbuilding = 85 sq ft / 7.8 sq m
 Total = 1084 sq ft / 100.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1528190



[seddon's.com](https://www.seddon's.com)

Seddon's is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddon's Lettings Ltd (Company Number: 10248978). Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddon's.