



3 Moorcott



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Payhembury, Honiton, Devon, EX14 3JU

Feniton Station 1.9 miles The Kings School 4.8 miles

Well presented 4 bedroom home backing on to open fields

- 4 Bedrooms (1 en suite)
- Semi-detached
- The Kings School Catchment
- Several timber sheds
- Freehold
- Well presented accommodation
- Edge of village
- Driveway parking
- No onward chain
- Council tax band C

Guide Price £495,000

SITUATION

The property occupies an attractive edge of village position within the highly regarded village of Payhembury, backing directly onto open farmland and enjoying a pleasant rural outlook. The village offers an excellent range of local amenities including a primary school, parish church, village hall, public house, cricket club, tennis club and village shop.

DESCRIPTION

A well presented semi-detached family home offering spacious and versatile accommodation with rendered elevations under a tiled roof, arranged over two floors, substantially extended by the current owners.

The property benefits from a welcoming reception hall, cloakroom, utility room, sitting room with wood burning stove and a well fitted kitchen/breakfast room semi open plan to the dining room that opening onto the garden. In addition there is a separate dining room, ideal for family living and entertaining.

On the first floor are four bedrooms, including a principal bedroom with en suite shower room and Juliette balcony enjoying views across the adjoining countryside, together with a family bathroom. The property is offered with no onward chain.

OUTSIDE

To the front of the property is a gated driveway providing parking for two to three vehicles together with an enclosed lawn and a large covered veranda. Side access leads to the rear garden which comprises a generous lawn, large covered patio area and raised flower beds. The garden enjoys a delightful outlook across neighbouring fields and surrounding countryside. Several timber sheds are included within the sale.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. uPVC double glazed windows. Ultrafast broadband available (up to 950 Mbps), mobile coverage good outdoor with EE and Three, variable with O2 and Vodafone (Ofcom).





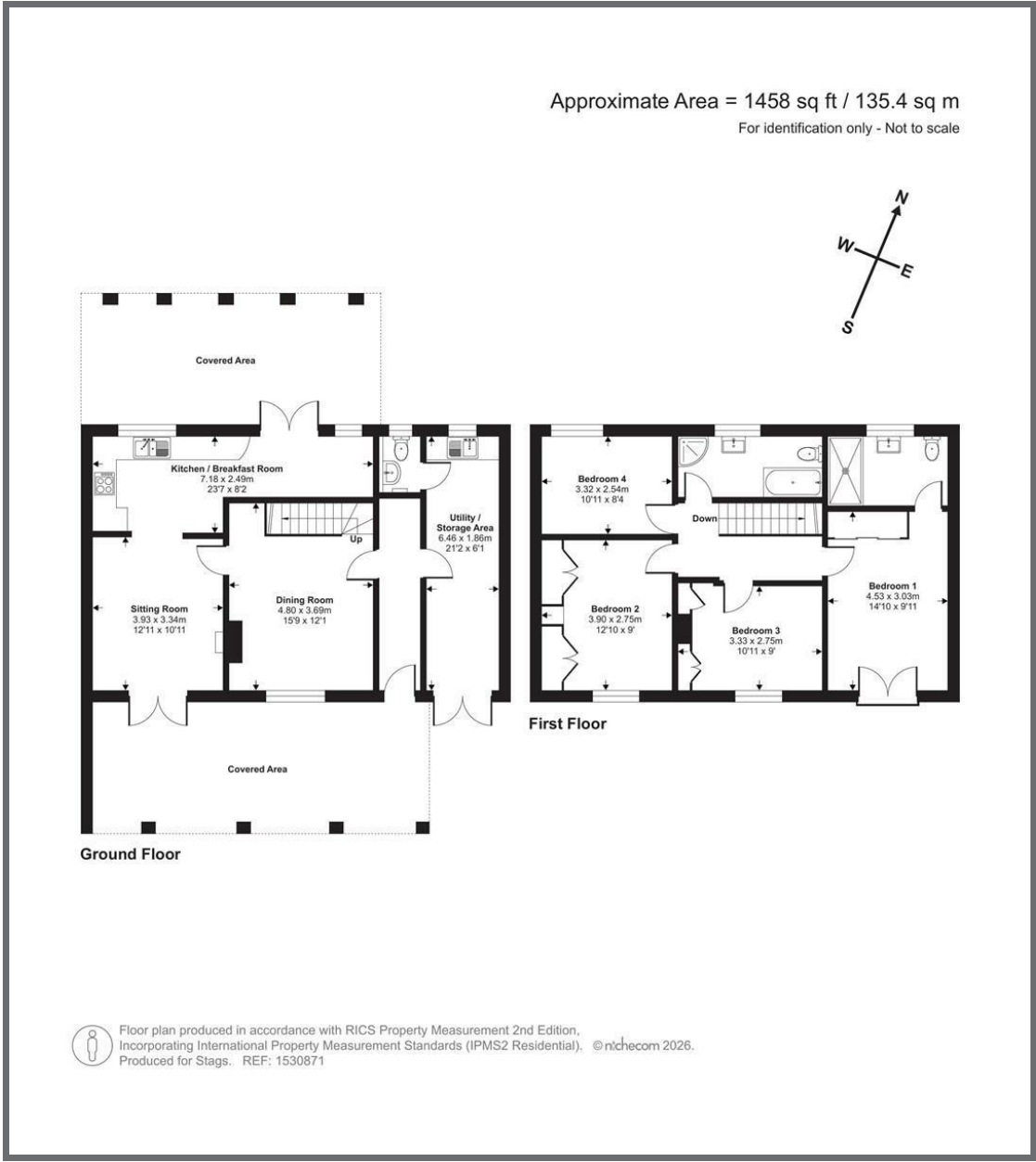
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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