



Corydon



STAGS

Corydon

Luppitt, Honiton, Devon, EX14 4RT

Honiton 4.6 miles Taunton 14.7 miles

Detached bungalow in over 1/3 of an acre over looking open fields

- 3 Bedrooms
- 693 sqft (64.7 sqm) Garage
- Lovely gardens
- Outbuilding
- Freehold
- 2 Reception rooms
- Electric car point
- Fields on 2 sides
- EPC Band D
- Council tax band E

Guide Price £425,000

Tucked away up a quiet un tarmacked lane on the edge of Luppitt, this bungalow overlooks open fields in the Blackdown Hills National Landscape (AONB). Luppitt lies between the market towns of Honiton and Taunton, both offering amenities and mainline rail links to London.

Extended in the late 1980s, the bungalow is built of block and stone under a tiled roof, designed to maximise the views. The accommodation includes a dual-aspect sitting room with a feature fireplace, a conservatory, a fitted kitchen with an integrated double oven and induction hob, three double bedrooms with fitted wardrobes, and a family bathroom with a separate shower. Off the hallway is a downstairs cloakroom.

Outside, a large double garage has an electric car charging point, and the driveway provides ample parking. The gently sloping garden leads to a small copse, with a patio offering far-reaching countryside views. There is also a block-built outbuilding (store/utility) in need of repair, plus a timber shed and greenhouse.


Mains water and electricity. Private drainage via a treatment plant. Oil-fired central heating. Standard broadband (22 Mbps) is connected, with ultrafast fibre available, mobile signal is likely outside on EE, O2, Three, and Vodafone (Ofcom)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

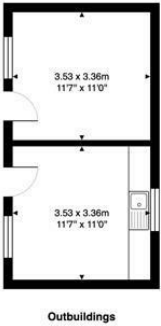
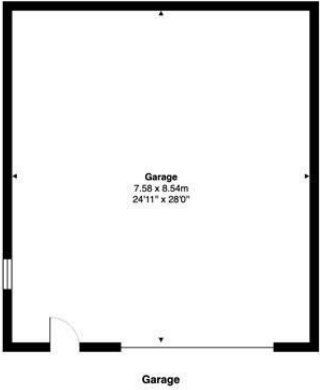
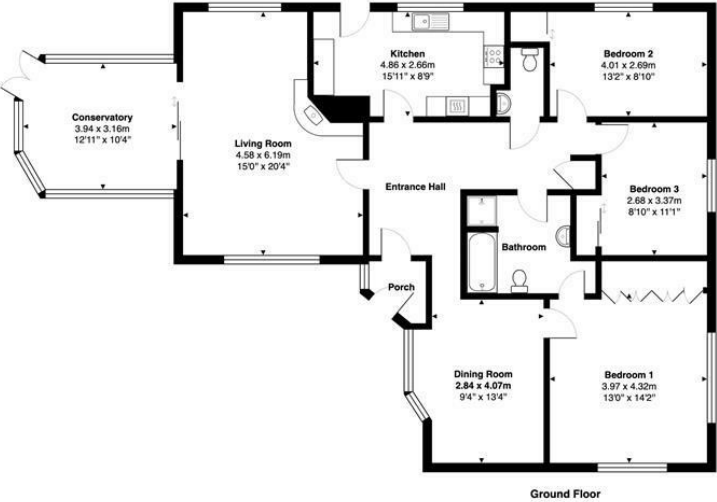


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Total Area: 223.6 m² ... 2406 ft²

All measurements are approximate and for display purposes only



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