



28, Highfield, Honiton, Devon, EX14 1JD



Honiton Town Centre 0.4 miles Sidmouth Beach 9.2 miles

Built in 2023 this one off new build has lovely views in this tucked away spot with garden, parking and Eco features.

- Quality fittings
- PV Panels
- Zappi car charger
- Bosch oven and hob
- Parking
- South and west garden
- Freehold
- Council tax band C

Guide Price £325,000



### SITUATION

Positioned at the end of a quiet residential close, the property has a gently elevated position with views of the surrounding rolling hills of East Devon. The market town of Honiton has a range of facilities including local hospital, doctor surgery and local primary and secondary schools. The town lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty just 10 miles from the stunning Jurassic coast at Sidmouth, itself a natural World Heritage Site.

Communication links are excellent, with a direct rail service from Honiton Station to London Waterloo, whilst the A30 provides quick and efficient road access to the cathedral city of Exeter. Some 17 miles to the west is Junction 29 which provides access to the M5 motorway. Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities. Taunton, the county town of Somerset is approximately 28 miles to the northeast with the A303 and A35 providing alternative cross country road links to London and the south.

### DESCRIPTION

Just finished, this detached bungalow has been finished to a high standard fitted with high levels of insulation, a photovoltaic panel array plus Zappi car charger.

The accommodation includes an entrance porch, triple aspect open plan kitchen/living room with two sets of French doors opening to the garden and decking area, the kitchen is fitted with a

range of units including dishwasher, fridge and Bosch oven and hob, with extractor over.

There are two good size bedrooms either side of a well fitted family bathroom.

### OUTSIDE

To the front is an off-road parking space, with sandstone path to the front door and around to the rear garden. To the side and rear is a decking area placed to enjoy the best of the views, with a gravel path leading back around to the front, for access all the way around the property.

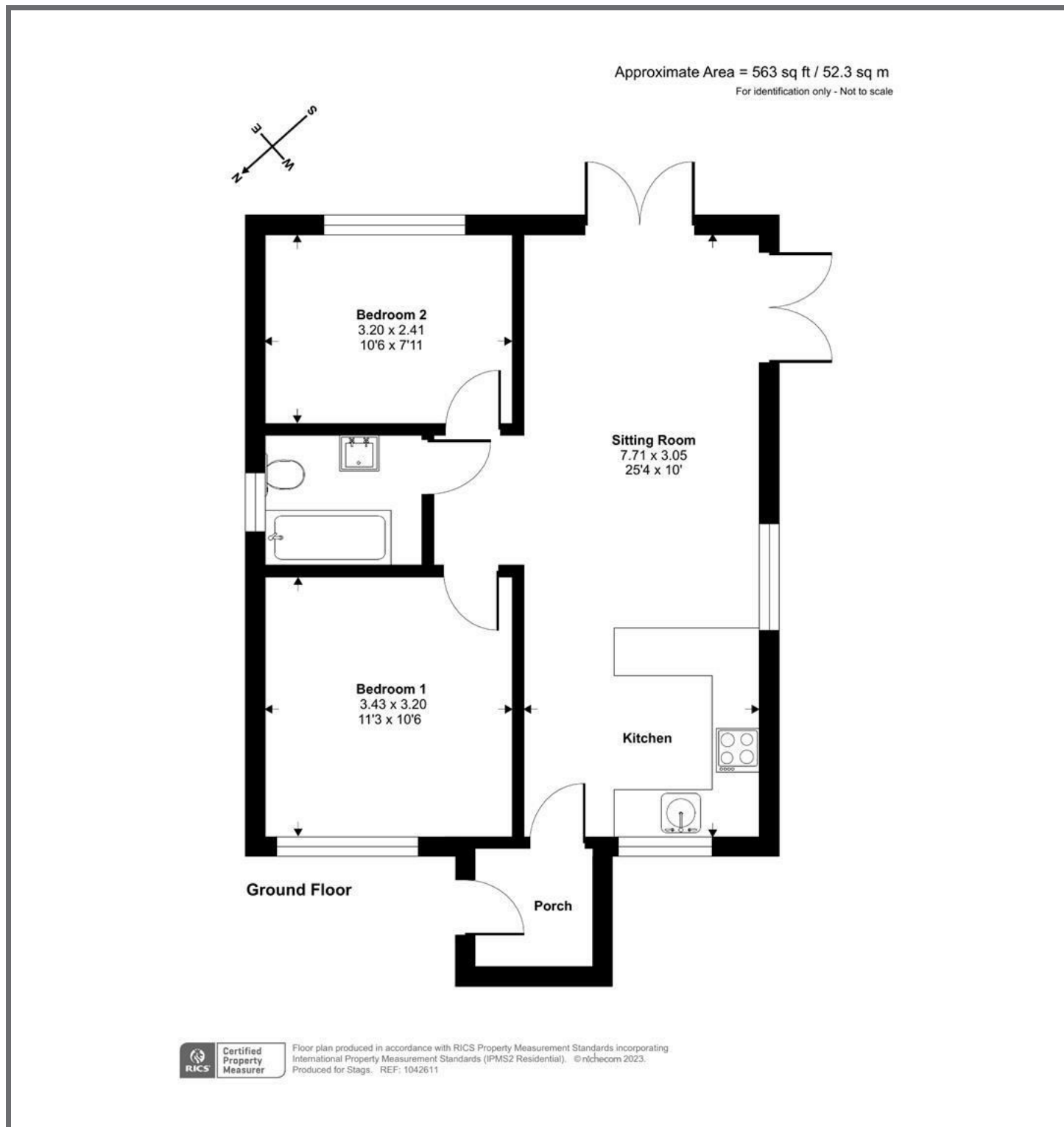
The posts are ready and the seller will install a fence on the western boundary following completion.

### SERVICES

Mains water, electric, gas and drainage. Gas fired central heating. PV Panels. Zappi electric car charger. Fibre connection.







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			
(92-100) A			
(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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