



The Cottage 98A High Street



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Honiton, EX14 1JW

What3Words: ///rated.fever.finely

A well presented Grade II Listed cottage

- End Terrace Cottage
- Modern Kitchen
- South Facing Balcony
- Town Centre Location
- Freehold
- 3 Bedrooms
- Private Walled Garden
- Garden Studio
- Council Tax Band B

Guide Price £280,000

Situated off of Honiton's bustling High Street, this property enjoys close proximity to a wide range of local amenities, including traditional pubs, restaurants, independent shops, schools, a historic church, sports centre, and library.

A charming end terrace cottage offering a blend of character and functionality. The ground floor comprises a living room, formal dining area, fitted kitchen with utility space, a convenient WC, and a flexible study or bedroom. On the first floor, there is a modern family shower room and two well proportioned bedrooms, including a generous master with south facing balcony and potential to extend and create an en-suite, subject to the relevant permissions.

The property has a great deal of privacy set back from the High Street and is approached via a shared path. The private walled garden is secured by a front gate and features a gravelled seating area and a useful timber garden studio, currently utilised as a bar and storage space connected with power and light. On street parking on the High Street is available at certain times of the day alternatively, a permit is available for the nearby EDDC car parks at a cost of approx. £132.00 annually.

Agents note: Planning permission was granted in 2020, but has since lapsed, for a first floor rear extension to accommodate an en-suite, as well as single storey side and rear extensions featuring a balcony, extension of the kitchen and the addition of a further study or bedroom (Ref: 20/1299/FUL).

All mains services connected. Gas central heating. Mobile signal good outdoor and in-home with selected networks - Standard, superfast and ultrafast broadband available (information via Ofcom). For nearby planning information please visit East Devon District Council website.





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.



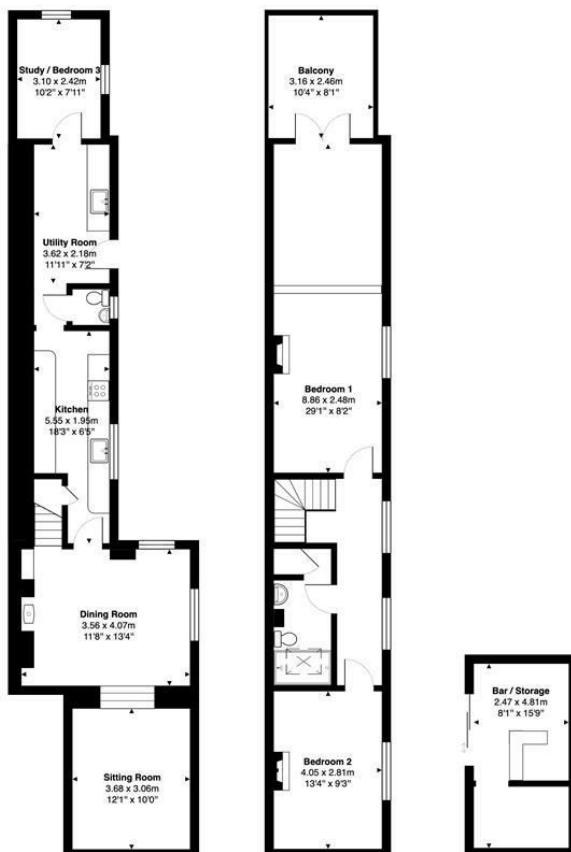
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The Cottage, 98a, High Street, Honiton, EX14 1JW



Ground Floor

Area: 56.4 m² ... 608 ft²

First Floor

Area: 61.0 m² ... 656 ft²

Total Area: 117.4 m² ... 1264 ft² (excluding bar / storage)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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