



5 Kings Row





# 5 Kings Row

King Street, Honiton, EX14 1EH

High Street 350 yards. Exeter 15.8 miles . Sidmouth 9 miles.

An attractive three bedroom cottage, part of a select development of 7 newly built homes in the heart of Honiton. Auction Sale, contact agents for details. Taking place on 20.2.24

- AUCTION SALE
- Quality newly built home
- Parking
- Buy To Let Potential
- Freehold
- 3 bedrooms
- Kitchen with integrated appliances
- Private outside space
- EPC Band C
- Council tax band D

Guide Price £256,500

## SITUATION

Set tucked away behind the High Street in the heart of Honiton, this accessible yet quiet location is a fantastic position in which to live.

Honiton 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 16 miles to the west and junction 29 of 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

This lovely home has been sympathetically converted from an existing stone property, one of seven substantial homes forming an attractive mews style development. Constructed by local builders these quality homes are of rendered elevations under slate roofs with timber double glazed windows and brick sills.

The accommodation briefly comprises entrance lobby, downstairs cloakroom, kitchen and an open plan dining / living room opening up into the front patio via bi-fold doors. To the first floor there are three bedrooms with one benefitting from an en-suite bedroom and a family bathroom.

## OUTSIDE

Across the path, No 5. has a charming garden laid to lawn with a patio area. There are two parking spaces and storage for bins and recycling.

## SERVICES

Mains water, drainage, electric and gas.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

Estimated rental value of £1000 per calendar month with a yield of 4%.

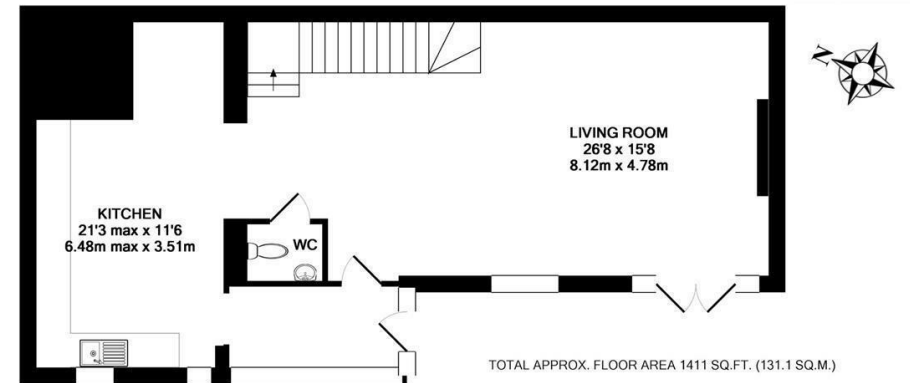
## DIRECTIONS

Travelling in a Westerly direction along Kings Street in Honiton the property can be found on the left, the next turning after King's Mews.



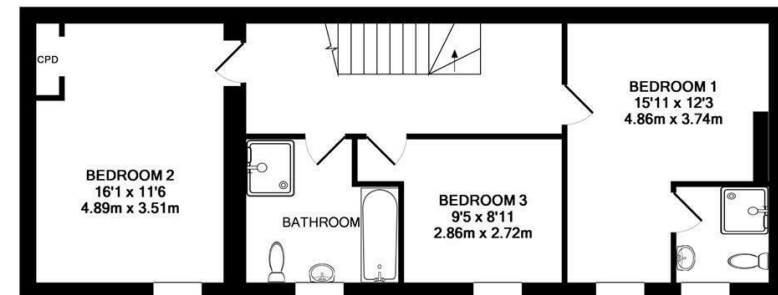


These particulars are a guide only and should not be relied upon for any purpose.



GROUND FLOOR  
APPROX. FLOOR  
AREA 739 SQ.FT.  
(68.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 672 SQ.FT.  
(62.5 SQ.M.)



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

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