



5, Buchanan Close



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, Honiton, EX14 2GS

Honiton Station: 1.4 miles; Sidmouth: 9 miles; Exeter: 17.5 miles

A delightful detached three-bedroom bungalow, featuring private gardens, a garage, and a driveway. Nestled away from the town centre, it offers a secluded setting while still providing convenient access to local amenities.

- Detached bungalow
- Large living room with bay window
- Driveway & Garage
- No onward chain
- Freehold
- Three bedrooms
- Kitchen / dining room
- Private gardens
- Council Tax Band E
- EPC C

Guide Price £374,500

SITUATION

Buchanan Close is conveniently situated within walking distance of the historic market town of Honiton, conveniently situated on its southern fringes. Honiton offers a range of day to day amenities and is widely renowned for its antique, book and independent shops. Honiton lies on the southern edge of the Blackdown Hills, a designated AONB, and within easy reach of the Jurassic coast.

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, and junction 29 of the M5 motorway. Exeter has a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities.



DESCRIPTION

5 Buchanan Close is a well-maintained, detached three-bedroom bungalow at the end of a popular cul-de-sac near Honiton's town center and Tesco, available with no onward chain.

The property offers gas-fired central heating, uPVC double glazing, and spacious accommodation. The kitchen/breakfast room features a range of units, an eye-level double oven, gas hob, and space for appliances. A separate utility room provides additional storage and access to the rear garden. The lounge has a bay window and gas fire, and there's a separate WC.

There are three double bedrooms, including a master with fitted wardrobes and an en-suite. Bedroom three also serves as a dining room with doors to the garden. The family bathroom includes a bath with a shower attachment.

OUTSIDE

Outside, the property has a private driveway, parking, a single garage, and a rear garden with lawn, shrubs, and two sheds. It is ideally located for access to Honiton's shops, schools, restaurants, and rail station, with easy road links to Exeter and the M5.

SERVICES

All mains services connected.

Standard, Superfast and Ultrafast broadband available, mobile signal likely outside with Three, EE, Vodafone and 02. (Ofcom)

DIRECTIONS

From Honiton High Street take the first exit onto Sidmouth Road, over the mini roundabout, at the next roundabout take a further first exit and continue across the next. Turn left onto Glanvill Way, right into Buchanan Close and the property will be found on your right.



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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Ground Floor

Total Area: 107.0 m² ... 1151 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		71	85
EU Directive 2002/91/EC			

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