



4 High Street



4 High Street

Honiton, Devon, EX14 1PU

Exeter 18 Miles; Honiton Train Station 0.6 Miles; Sidmouth 9.6 Miles

A 3 bedroom 1930's detached house within walking distance to the centre of Honiton town.

- 1930s Detached Family Home
- 3 Bedrooms & Studio
- Attractive Front & Rear Gardens
- Off Road Parking
- EPC D
- Characterful Features
- Conservatory
- Garage
- Freehold
- Council Tax Band E

Guide Price £475,000

4 High Street is located just a few minutes walk from the centre of Honiton, which lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty. Just 10 miles from the stunning Jurassic coast, itself a natural World Heritage Site. The town has a comprehensive range of independent shops and cafes, as well as two primary schools and secondary schools. 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. As well as easy access to the M5 motorway.

A well proportioned 3 bedroom detached 1930s property occupying an elevated position set back from the road. In brief the property comprises of a storm porch, light entrance hall leading to a generous sitting room with bay window to front aspect. The kitchen features solid wood work tops with matching wall and base units, Belfast sink and drainer, central breakfast bar, gas Rangemaster cooker, larder cupboard and further understairs cupboard. The dining room, with log burner opens out through French doors to the conservatory with door to studio and garage. Upstairs there are three bedrooms and a family bathroom with bath and corner shower, the principle bedroom enjoys views from a large bay window to the front across gardens opposite and countryside beyond.

Outside there is an elevated front garden laid mostly to lawn, a private South facing rear garden featuring many mature shrubs, fruit trees, a vegetable patch and a willow tree as well as a store and separate cupboard for utilities with power light and water. To the side there is a single garage with power and light and driveway with parking.

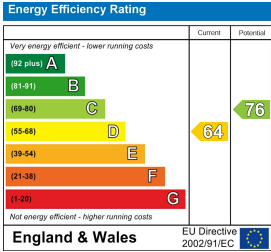
All mains services connected. Fibre broadband (up to 1,000 Mbps) and mobile coverage outside and likely inside via EE, Three, Vodafone and O2 (OFCOM).

What3words: ///bleat.most.flags





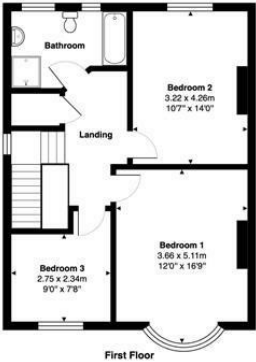
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885

4, High Street, Honiton, EX14 1PU



Total Area: 149.8 m² ... 1613 ft² (excluding store)
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.



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London