



12 Pinaster Close



# 12 Pinaster Close

, Honiton, Devon, EX14 2UL

Exeter 18.9 Miles; Honiton Train Station 0.7 Miles; Sidmouth 10.8 Miles

## A substantial bungalow with views of surrounding hills

- Three Double Bedrooms
- Driveway
- 27ft x 21ft Sitting/Dining Room
- No Onward Chain
- Integral Garage
- Corner Plot
- Attractive Gardens
- Freehold

## Guide Price £495,000

Occupying a generous corner plot, in a desirable elevated position South-East of town, this property enjoys convenient access to all the amenities of the historic town including the mainline railway station. The stunning Jurassic Coast at Sidmouth is also easily reachable to the south.

A welcoming entrance porch leads into a hallway with built-in storage, including an airing cupboard. The spacious open-plan sitting/dining room (approx. 27ft x 21ft) enjoys triple-aspect windows, a feature fireplace, and sliding doors to the garden. The modern kitchen is light and bright, with adjoining utility and access to the garden.

There are three double bedrooms, including a principal with fitted wardrobes and en suite. Bedrooms two and three share a family bathroom with bath, shower over, basin, and WC. The integral single garage, adjacent to the hallway, offers potential for conversion (subject to consents).

There is a lawned front garden with mature shrubs and trees, a private driveway, and wraparound rear gardens. The rear enjoys hill views, two patio areas, a vegetable plot, lawn, mature trees, and a garden shed, all enclosed for privacy.

Services: All mains services connected. Mobile signal good outdoor and in home with all major networks. Standard, Superfast & Ultrafast broadband available with Openreach, AllPoints Fibre (information via Ofcom).


Directions - What3words: ///shades.kinds.oasis





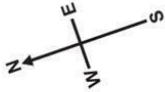
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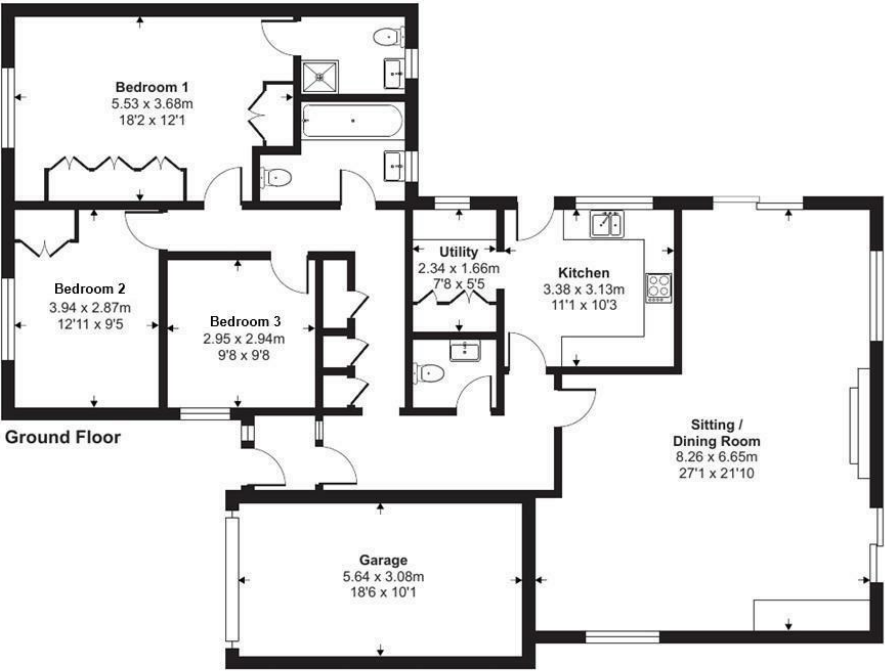
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E	57	
(21-48) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Approximate Area = 1455 sq ft / 135.1 sq m  
Garage = 185 sq ft / 17.1 sq m  
Total = 1640 sq ft / 152.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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