



Cowley Lodge Exeter Road



Cowley Lodge Exeter Road

, Honiton, Devon, EX14 1AU

Exeter 18 Miles; Honiton Train Station 1 Mile; Sidmouth 8.6 Miles

A 3 bedroom detached house in need of refurbishment ideally located close to the town centre, with single garage, ample parking, front and rear gardens and no onward chain.

- Detached House
- Conservatory
- In Need Of Refurbishment
- No Onward Chain
- EPC C
- 2 Reception Rooms
- 3 Bedrooms
- Large Attic Space With Velux
- Freehold
- Council Tax Band E

Offers In Excess Of £400,000

Cowley Lodge is ideally located close to the town 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 3 bedroom detached property in need of refurbishment and no onward chain. In brief the property comprises of a covered porch, an entrance hall leading to a generous sitting room with bay window to front aspect and feature fire place. The kitchen features wall and base units with door out into a rear porch. The dining room with window to side aspect opens out through patio doors into a conservatory and then out into the garden. Upstairs there are three bedrooms and a family bathroom. The master bedroom features a bay window and built in cupboard, there is also a useable large attic room accessed via a ladder and loft hatch with Velux window.

Outside the rear garden is south facing and is laid mostly to lawn, adjacent to the back door is a store/utility with power and light, storage shelves, sink with space and plumbing for utilities. To the front set back from the road there is a single garage, private driveway with space for turning and parking for several vehicles and an area of lawn.

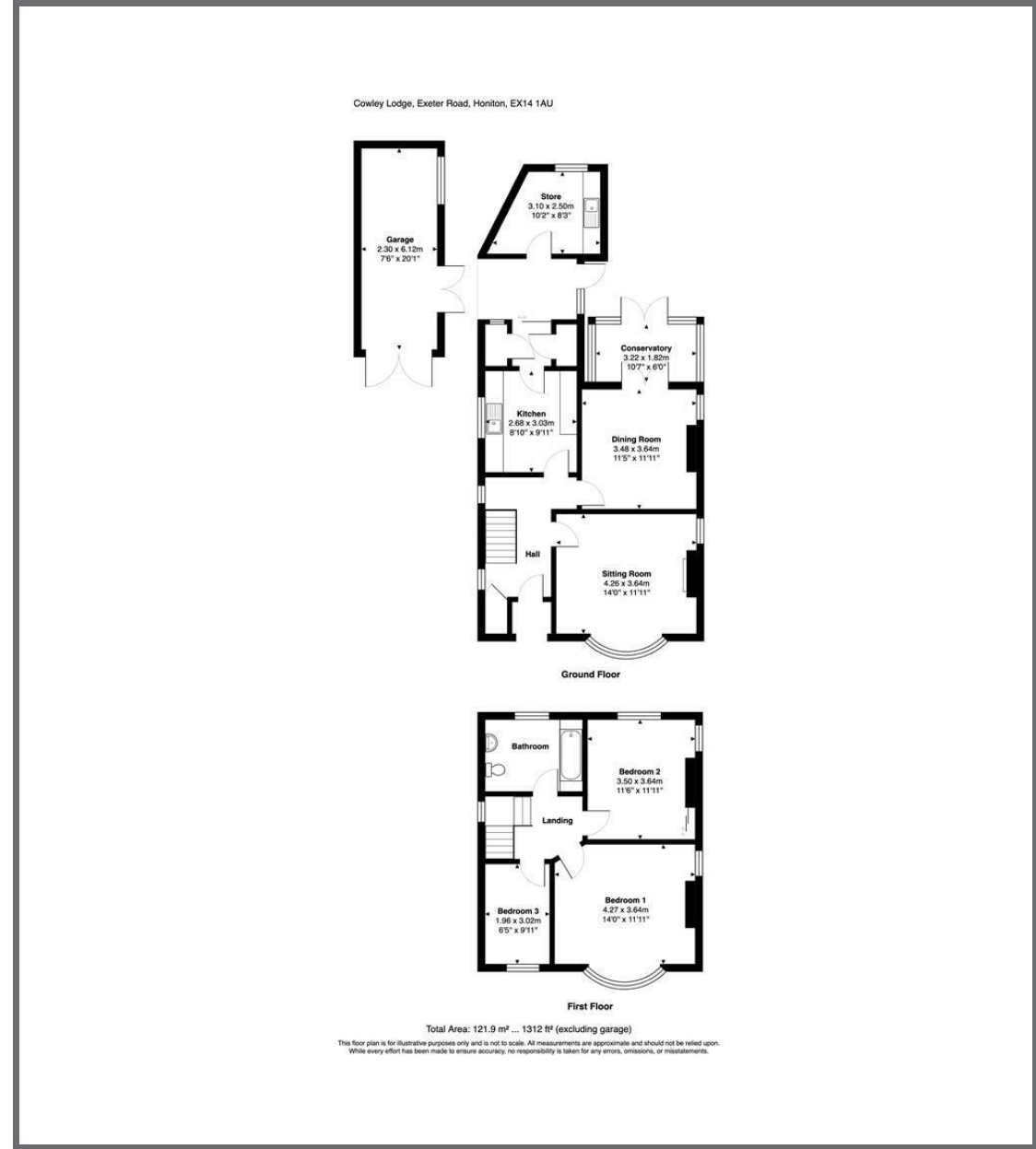
All mains services connected. Fibre broadband (up to 1,000 Mbps via AllPoints Fibre, Openreach, nexfibre) and mobile coverage outside and likely inside via EE, Three, Vodafone and O2 (OFCOM). We have been made aware by the seller that the property has cavity wall insulation.

What3words: ///winner.risen.agent





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.



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		
		56	74
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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