



Lindum,



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Buckerell, Honiton, EX14 3ER

Honiton: 3.5 miles Cullompton: 9.4 miles Exeter: 15.6 miles

Lindum is a three bedroom detached bungalow with garage, driveway parking and garden in the village of Buckerell.

- Detached Bungalow
- 3 bedrooms
- Sitting Room
- Separate Dining Area
- Conservatory (In need of work)
- Garage and Parking
- Gardens back onto farmland
- No onward chain
- Council Tax Band E

Guide Price £450,000

SITUATION

Located in the heart of Buckerell, not far from the historic church and surrounding countryside.

The village has a strong community with a parish church and is situated east of the larger village of Feniton, which has a village shop, post office and main line rail link to Exeter and London Waterloo.

The popular town of Ottery St Mary, with its renowned The King's School (secondary and in catchment) is to the south.

To the east is the busy market town of Honiton which has an excellent range of shops and facilities. These include many independent retailers and eateries, as well as the usual multiples such as Smiths, Boots, Tesco, and sports and leisure facilities (sports centre/swimming pool) and schooling. It also has a main line rail link to London Waterloo.

The city of Exeter is to the west and has an excellent shopping centre, theatres, cinemas, sports and leisure facilities, main line rail link to London Paddington, M5 access and international airport. The World Heritage Jurassic Coast at Sidmouth, one of East Devon's most popular coastal resorts, is about 11 miles to the south.



DESCRIPTION

Lindum is a charming detached three bedroom brick built bungalow with tiled roof. There is a detached garage and driveway parking, with Lindum being set in a one fifth of an acre. This property is being sold with no onward chain.

The spacious entrance hall provides access to the sitting room which has attractive parquet flooring, a fire place and bow window overlooking the front garden, patio doors lead into the conservatory (is in need of complete refurbishment). From the sitting room, there is access to the dining area with window overlooking the rear garden and further door leading through to the kitchen. The kitchen provides plenty of cupboards, a cooker and space for further appliances. There is access to a useful rear porch which leads to the rear garden with views over surrounding farmland.

There are three good sized bedrooms, a modern fitted bathroom and a separate cloakroom with WC.

OUTSIDE

Driveway parking to the front of the property and a detached garage. Pedestrian access to either side of the property accessing a good sized rear garden, mainly laid to lawn with views overlooking surrounding farmland. There is a greenhouse and a variety of well stocked borders and established shrubs and trees.

SERVICES

Mains water and electric. Oil fired central heating. Calor gas bottles for the cooker.

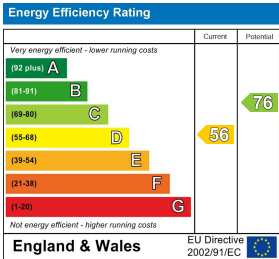
Standard, ultrafast and superfast broadband available. O2, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

From Honiton, head West on the A30, take the first turning left towards Fenny Bridges on the old A30. Over the River Otter bridge, turn right signposted Feniton and Buckerell. After approximately 200 meters turn right at Buckerell Cross, after approximately 1 mile, as you enter the village, turn left signposted Hembury Fort and the property will be found on the left hand side.



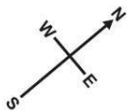
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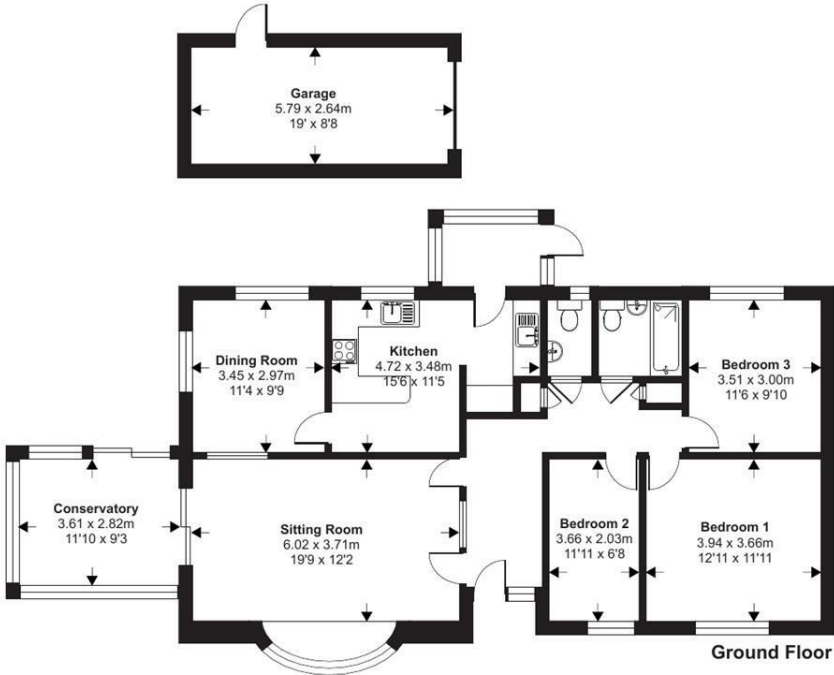
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Approximate Area = 1280 sq ft / 118.9 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1444 sq ft / 134.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1102203



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