



4, Abbey Road



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Dunkeswell, Honiton, EX14 4RL

Honiton: 5.9 miles Wellington: 9.0 miles Cullompton: 10.4 miles

A beautifully presented semi-detached family home with landscaped gardens, garden studio and ample driveway parking.

- Semi-detached house
- Woodburning stove
- Garden studio
- Section 157 restriction
- Freehold
- Three bedrooms
- Edge of village location
- Utility room
- EPC F
- Council Tax Band C

Guide Price £325,000

SITUATION

The property is situated at the edge of Dunkeswell, within the Blackdown Hills, an Area of Outstanding Beauty. Dunkeswell has an attractive parish church and in the new village (0.5 miles away) there is a village shop/post office, doctors surgery and a community hall.

The popular market town of Honiton is 5 miles to the South and provides primary and secondary schooling, a sports and leisure centre with swimming pool and a range of restaurants, cafes, shops and supermarkets. Honiton is also located on the main Exeter to London Waterloo train line and has easy access to the A30 and the City of Exeter to the West. The County town of Taunton is 15 miles to the north providing access to the M5 and a wider selection of shops and restaurants.



DESCRIPTION

4 Abbey Road is a spacious family home with modern yet cosy interiors. A light entrance porch is a useful space with stairs rising to the first floor. The dual-aspect sitting room is bright, yet with a cosy feel with a feature brick fireplace housing a woodburning stove and patio doors leading out to the garden. The kitchen/diner is fitted with a modern shaker-style kitchen, with Belfast sink, range style electric cooker with gas hob, plenty of cupboards and space for a dining table. To the rear of the property is a useful utility room, fitted units, space for fridge/freezer, space (and plumbing) for washing machine and tumble dryer, and side door providing direct access to the garden. There is also a downstairs WC.

On the first floor are the three bedrooms and modern family bathroom. Bedrooms 1 and 2 are both doubles and benefit from built-in wardrobes. The bathroom has a fitted bath with shower over, wash hand basin, WC, towel rail and marble-effect splashbacks.

OUTSIDE

The gardens have been well cared for by the current owners with a landscaped front garden and a good-sized rear garden with garden studio. The gardens are on three sides of the house. The rear garden is mainly laid to lawn with patio areas to enjoy alfresco dining, complete with a brick built pizza oven and BBQ area. The timber built garden studio is insulated and has electricity, a great additional space for the property.

There is a gravel driveway to the front of the property providing off-road parking for multiple vehicles.

AGENTS NOTE

This property is subject to a Section 157 restriction, whereby the purchaser is required to have lived or worked in Devon for the last 3 years.

There is a path that wraps around the property with shared access for the neighbouring properties.

SERVICES

Mains electricity, water (metered) and drainage. LPG central heating.

Standard and Superfast Broadband Available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

DIRECTIONS

From Honiton head East towards Axminster. At the mini roundabout keep left as if heading towards the A30. Take the slip road left turning signposted to Dunkeswell. Follow this road for approximately 3 miles taking the left fork at Limers Cross heading for Dunkeswell. Proceed through the Old Village and just before leaving where the road turns sharp left towards the airfield, take the right hand turning signposted to Dunkeswell Abbey. Follow this road for a short distance and 4 Abbey Road will be found on the right-hand side.



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.



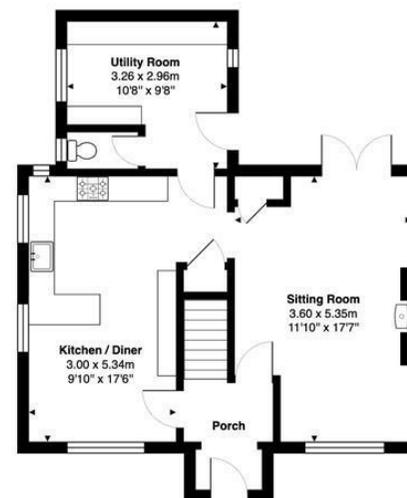
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 28 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

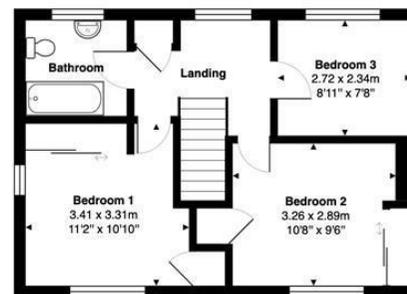
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Ground Floor



First Floor

Total Area: 95.4 m² ... 1027 ft²

All measurements are approximate and for display purposes only



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