



10 Clapper Lane



Honiton Station 0.5 miles; Exeter 18 miles

Victorian end of terrace cottage with 2 double bedrooms close to the heart of a delightful market town

- Character end of terrace cottage
- Sitting room
- Kitchen / Diner
- 2 double bedrooms
- Family bathroom
- Low maintenance cottage garden
- Walking distance to local amenities
- Freehold
- Council Tax Band B

Guide Price £190,000

SITUATION

Tucked away behind the historic High Street this Victorian character cottage has an elevated position above the lane.

Honiton offers a range of amenities including supermarkets, an out of town retail park and a diverse and interesting range of independent shops. The A30 is easily accessible and provides links to the M5 and A303. Honiton is on the Exeter to London Waterloo line, and the London Paddington line is available from Taunton. Exeter International airport is 12.5 miles away with daily flights to London.

A number of popular beaches on the Jurassic Coast, such as Sidmouth and Lyme Regis, are within easy driving distance.

DESCRIPTION

Upgraded in recent years, this light and airy end of terrace cottage will make a delightful home. The accommodation has been done to a good standard and offers great living space as well as a good size garden. Situated in a convenient location with easy access to communication links, local amenities and lovely countryside walks.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553. Estimated rental value of £700 per calendar month with a yield of 4.4%.

ACCOMMODATION

The character accommodation includes an entrance hall, sitting room to the front with storage cupboard under stairs and at the centre a feature fireplace with log burner. An opening leads through to the kitchen with windows overlooking the rear garden. The kitchen is fitted with an array of base and wall units with built in electric oven and gas hob above. There is space for a stand-alone fridge/freezer and washing machine.

Upstairs there are two double bedrooms both with built in cupboards. The family bathroom has a white suite with a bath and electric shower above, w.c, wash hand basin and white tiled walls.

OUTSIDE

To the rear is a lovely low maintenance cottage garden with a stone wall perimeter. The garden is divided in half by a garden path with two areas laid with shingle and scalping. At the end of the garden is a lovely decking area for outdoor relaxation and alfresco dining. There is also a good size brick-built storage shed.

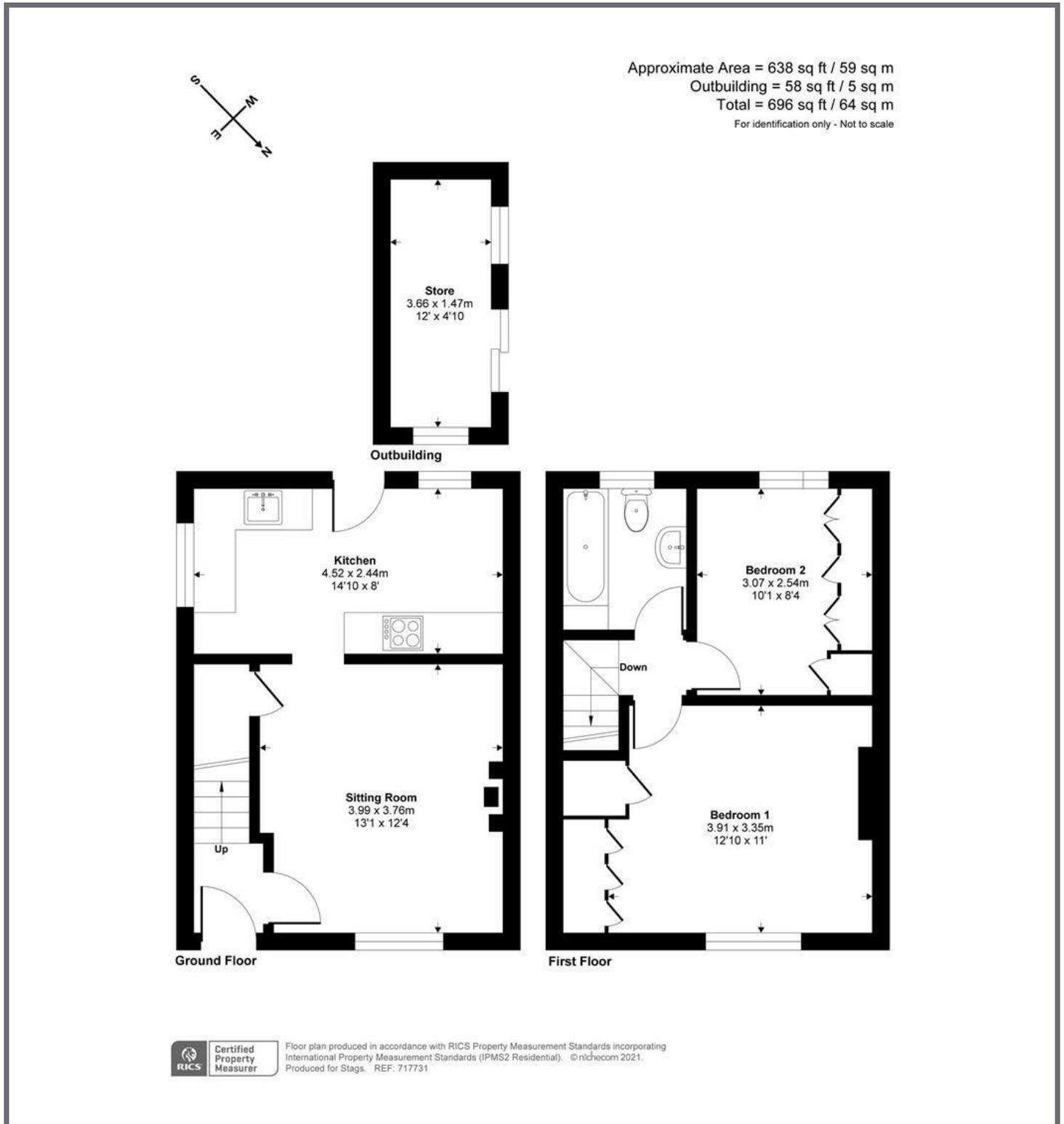
SERVICES

Mains Electric, Gas, Water and Drainage. Gas central heating. Council tax Band: B

DIRECTIONS

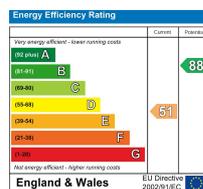
From the centre of Honiton head north for about 250 yards turn left into Clapper Lane. Proceed down the lane for approximately 150 yards and the property can be found on the left.





These particulars are a guide only and should not be relied upon for any purpose.

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