



9 Drovers Way

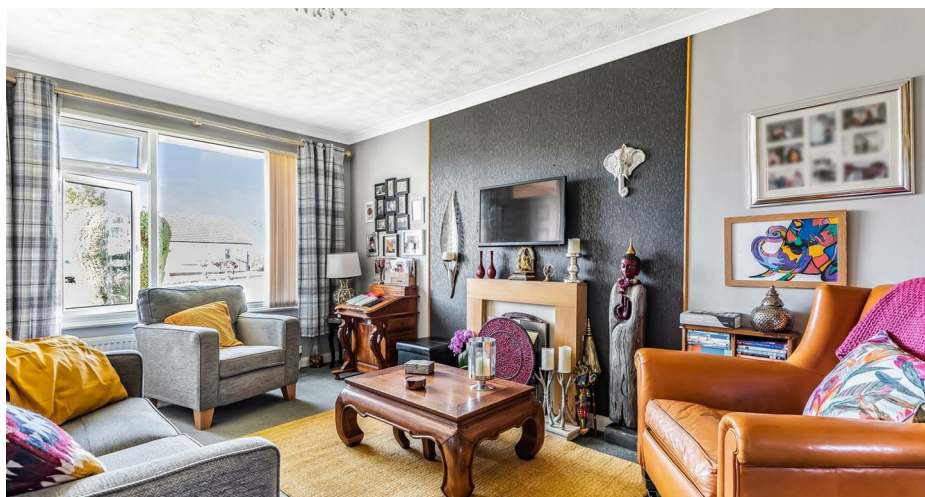


Seaton Beach 1 mile; Axminster 6.3 miles;
Sidmouth 9.7 miles; Honiton 8.7 miles

A well-presented 2-bedroom semi-detached bungalow with delightful gardens, garage & parking.

- 2-bedroom semi-detached bungalow
- Popular East Devon seaside town
- Parking & garage
- Delightful level gardens
- Conservatory
- Potential to extend (STPP)
- Flat walk to the town centre and beach

Guide Price £260,000



SITUATION

Located between the ancient harbour of Axmouth and the white cliffs of Beer, Seaton is part of the world-renowned Jurassic Coast, with a mile-long beach, picturesque streets and a range of facilities including supermarket, Post Office, doctor's surgery, restaurants, inns, independent shops and the Jurassic Coast Visitor Centre. Colyton Grammar School is located just 1 mile away. The nearby historic fishing villages of Beer and Branscombe are nestled in the hills between Seaton and Sidmouth, whilst the picturesque Dorset town of Lyme Regis, with its famous Cobb, is within easy reach.

The market towns of Honiton and Axminster have an additional range of facilities, including rail services to London Waterloo and Exeter. Exeter is 22 miles to the west and offers a wide range of services with plenty of retail, leisure and cultural amenities as well as an international airport, together with M5 access.

DESCRIPTION

Dating back to the late 1960s, this well-presented semi-detached bungalow is conveniently located in a popular residential area on the hail and stop bus route and around the corner from the local convenience shop; with a flat walk to the town centre and beach. The property offers excellent accommodation with delightful gardens on a level plot.

ACCOMMODATION

An entrance porch leads into an inner hall, both offering space for coats and footwear. The kitchen is well-fitted with a range of base and wall units and plenty of worktops. Space for stand alone cooker with extractor hood above, undercounter fridge and freezer and plumbing for a dishwasher. Window facing east to the side of the property. The sitting room is a wonderful

size and layout with large windows facing south overlooking the front garden allowing plentiful light to fill the room. The shower room has been updated offering a modern white suite and walk in wet room style shower and heated towel rail. The principle bedroom is a good-sized double with window looking out into the conservatory. The second bedroom is currently being used as a dining room and has access to the side of the property and out to the conservatory at the back. The conservatory is a pleasant addition and offers further flexibility and access into the garden. Between the garage and bungalow is a lean-to utility area with storage space.

OUTSIDE

The property has a detached garage and parking in front also with gated access to the gardens. The garden is of a generous size mainly laid to lawn with various sheds, greenhouses and outbuildings. There is a raised decking area perfectly positioned to enjoy outdoor relaxation and al fresco dining. Established flower beds and mature shrubs and trees create a beautiful and peaceful environment to be enjoyed throughout the seasons.

SERVICES

All mains services. Gas fired central heating.

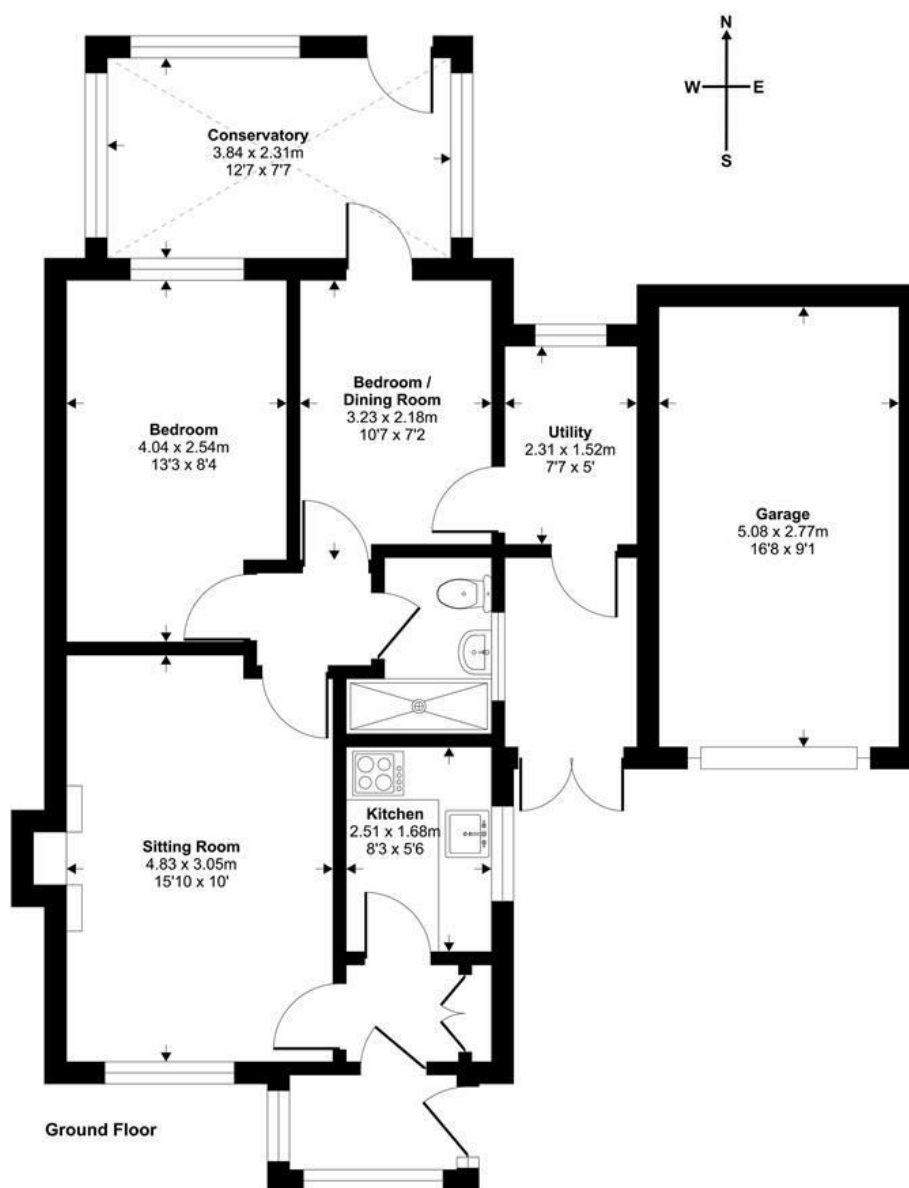
DIRECTIONS

From the A35 between Honiton and Axminster take a right at Starbucks and continue through Shute, Colyton and Colyford. After Colyford turn left onto Harepath Road, proceed for a 3rd of a mile and then turn left onto Scalwell Lane. After 280 yards turn left onto Drovers Way; where after a further 70 yards the property can be found on your left.



Approximate Area = 845 sq ft / 79 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Stags. REF: 721840

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

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



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	
(41-48) F	
(1-40) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

01404 45885
honiton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London