



**Honiton Way, TS25 2PY**  
**3 Bed - House - Semi-Detached**  
**£129,950**

**Council Tax Band: B**  
**EPC Rating: D**  
**Tenure: Freehold**



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## Honiton Way, TS25 2PY

\*\*\* NO CHAIN INVOLVED \*\*\* A greatly improved and extended 3 bedroom semi detached house which has the benefit of a kitchen extension and detached garage. Features incl. gas CH via a replacement boiler, attractive and uPVC DG. Briefly comprising: entrance porch, hallway, spacious lounge, extended and re-fitted kitchen/diner, and to complete the ground floor accommodation is a large four piece bathroom/WC fitted with a white suite. To the 1st floor are 3 bedrooms and a fully boarded attic is accessed from bedroom 1. Externally, to the front is a driveway for off street parking. The rear garden enjoys a westerly aspect and should be a sun trap in the summer months. Enclosed westerly facing rear garden has been paved for easy maintenance, the front garden is laid to lawn with well stocked borders, the driveway to the side leads to the detached garage. ( with power and lighting)

### GROUND FLOOR

#### ENTRANCE PORCH

uPVC DG glass panelled door, door into the hallway

#### HALLWAY

Accessed via double glazed entrance door via the porch, stairs to the first floor, and radiator.

#### LOUNGE

17'5 x 12'8 (5.31m x 3.86m)

A generous sized family lounge with a large walk-in uPVC double glazed bay window to the front aspect, radiator, and access to:

#### DINING KITCHEN

15'4 x 12' (4.67m x 3.66m)

The extended dining kitchen is fitted with a modern range of white units to base and wall level with chrome handles and 'wood' effect working surfaces with matching splashback incorporating inset single drainer stainless steel sink unit with mixer tap, cooker point plumbing for washing machine and space for fridge freezer. , uPVC double glazed window, to rear and side, uPVC DG glass panelled door opening onto the rear garden.

#### FAMILY BATHROOM

Fitted with a modern four piece white suite and chrome fittings comprising of: walk in shower, separate panelled bath, pedestal wash hand basin and low level WC. attractive splashback tiling and radiator.

### FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect.

#### BEDROOM 1 ( FRONT)

13'1 x 11'11 (3.99m x 3.63m)

A good sized master bedroom with uPVC double glazed window to front aspect, fitted wardrobes, radiator access to the fixed staircase leading to the attic.

#### BEDROOM 2 ( REAR)

11'8 x 9' (3.56m x 2.74m)

uPVC double glazed window to the rear aspect, and radiator,

#### BEDROOM 3 ( REAR)

7'5 6'6 (2.26m 1.98m)

uPVC double glazed window to the rear aspect, and radiator,

#### ATTIC

14'5 x 9'7 (4.39m x 2.92m)

Accessed via fixed staircase in bedroom 1, Eves storage, Velux window, uPVC DG window to side and radiator.

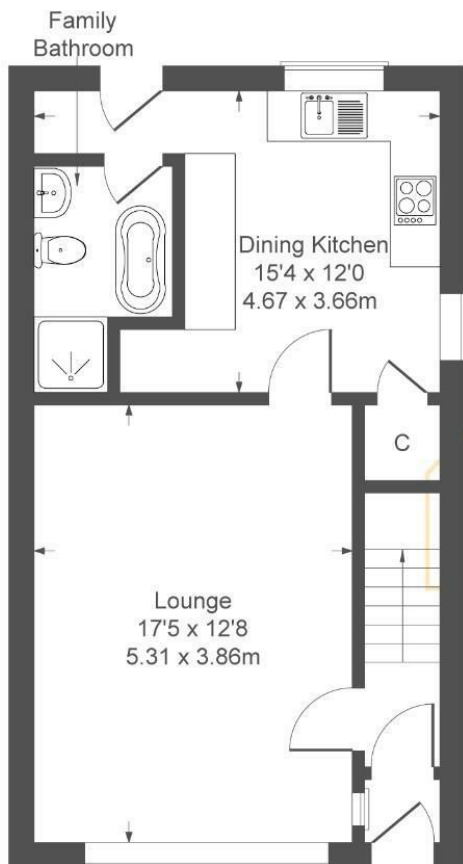
#### EXTERNALLY

Enclosed westerly rear garden has been paved for easy maintenance, the front garden is laid to lawn with well stocked borders, the driveway to the side leads to the detached garage. ( with power and lighting)

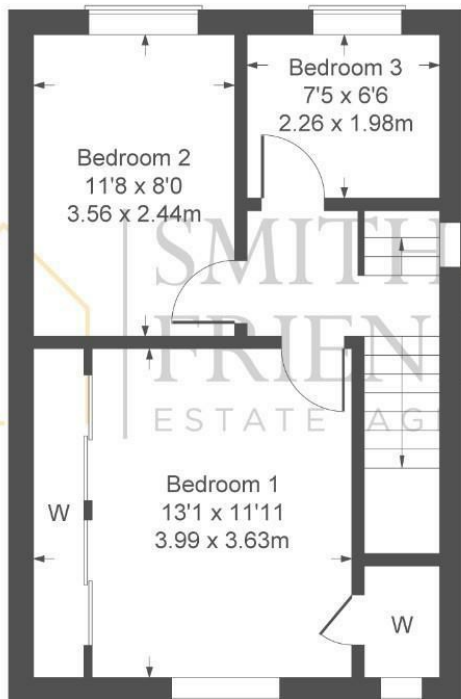


# Honiton way

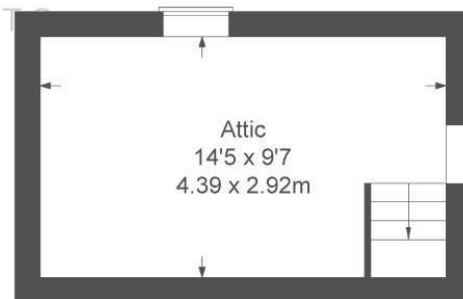
Approximate Gross Internal Area  
1052 sq ft - 98 sq m



GROUND FLOOR

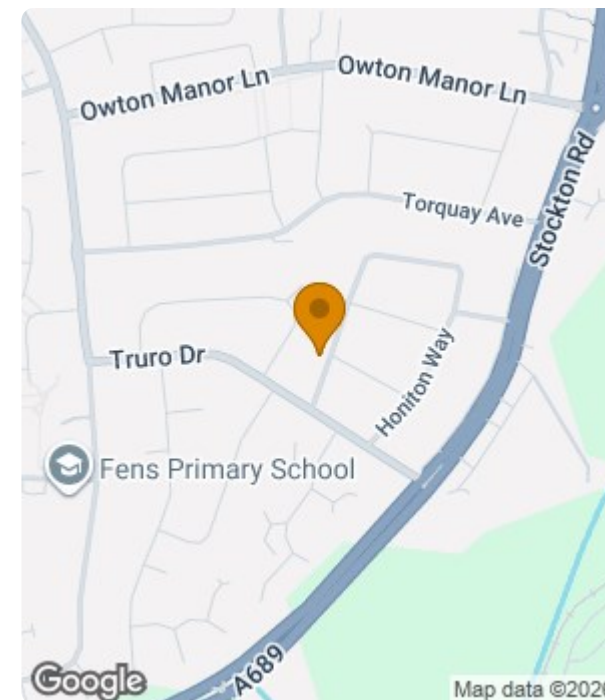


FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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