



## 74 Honiton Road EXETER, EX1 3ED

**\*NO ONWARD CHAIN\*** A well modernised and spacious 3 bedroomed semi-detached house with striking open-plan kitchen/diner and an excellent attic room served by a staircase and offering fashionable home office/studio space, playroom or teenager's lounge area. This impressive family sized home also boasts a separate utility room, downstairs cloakroom WC and a superbly landscaped rear garden with lower and upper patios strategically placed to catch as much sunshine as possible throughout the day. The property also benefits from the home comforts of gas central heating and uPVC double glazing, the recent introduction of a wood burning stove in the lounge, off road parking for up to three vehicles and a sizeable shed/workshop.

**Guide Price £375,000**

# 74 Honiton Road

EXETER, EX1 3ED



- NO ONWARD CHAIN
- Utility Room, Cloakroom/WC
- Gas Central Heating
- Off Road Parking for up to Three Vehicles.
- Reception Hall, Lounge
- 3 Bedrooms & Family Bathroom
- uPVC Double Glazing
- Open-Plan Kitchen/Dining Room
- Attic Room/Office/Playroom
- Professionally Landscaped Rear Garden

## Reception Hall

15'11" x 5'8" (4.85 x 1.73)

## Lounge

14'2" x 13'5" (4.32m x 4.09m)

## Dining Room

12'2" x 10'2" (3.71m x 3.10m)

## Kitchen

8'5" x 8'3" (2.57m x 2.54m)

## Utility Room

6'3" x 5'2" (1.93m x 1.60m)

## Cloakroom/WC

## Landing

## Bedroom 1

14'9" x 12'2" (4.52m x 3.71m)

## Bedroom 2

12'4" x 12'2" (3.76m x 3.73m)

## Bedroom 3

8'0" x 6'11" (2.46m x 2.11m)

## Bathroom

7'1" x 6'11" (2.18m x 2.11m)

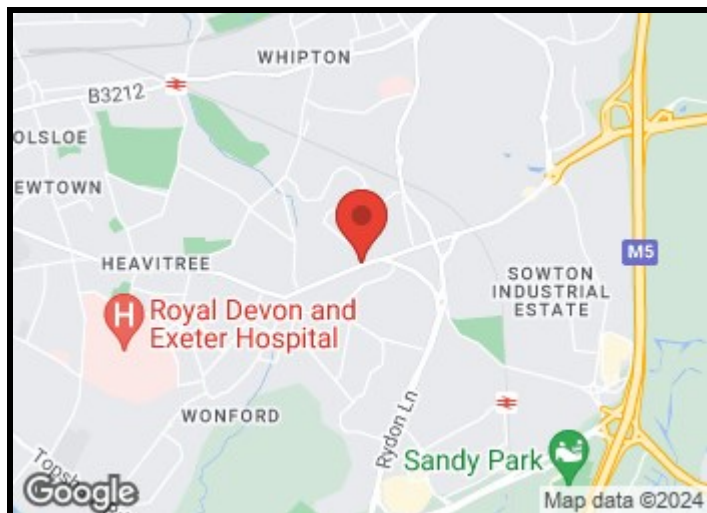
Staircase rising to the..

## Attic Room/Study/Playroom

22'0" x 13'3" (6.71m x 4.06m)

Outside - Front and rear gardens plus parking.

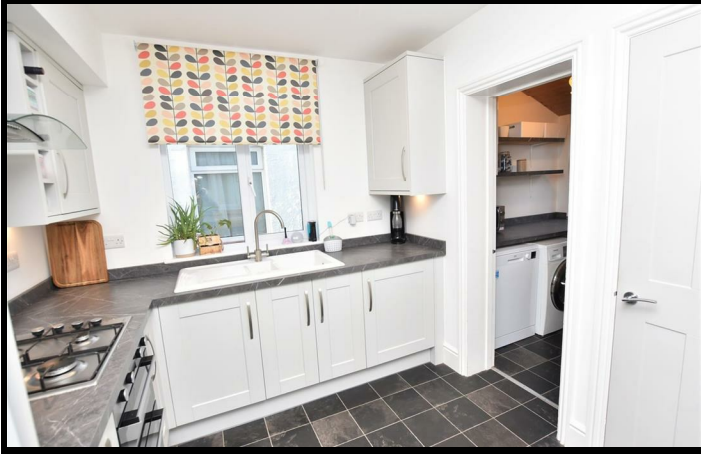
## Location Information



## Directions

Travelling from the Middlemoor roundabout (Police Headquarters) take the exit into Sidmouth Road signposted for the city centre and proceed down the hill to a set of traffic lights. Continue forward and No.74 Honiton Road will be found on your right hand side just beyond the turning for Warwick Road.N.B. If you are travelling by car you may find it easier to park in Warwick Road and walk around to the property as the vendors own a big camper van which currently occupies a large part of the front parking area. Council Tax Band: C





# Floor Plan



Total area: approx. 119.2 sq. metres (1283.5 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

**74 Honiton Road, Exeter**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>56</b>