

Kingshead

Clyst Honiton, Exeter, EX5 2NG

This large 3-bedroom mid-terrace period house, built of stone and brick construction circa 1820, is believed to have formed part of one complete detached property and former Coaching Inn. The property comes with three reception rooms, an impressive attic room, two bathrooms, one en-suite shower room, gas central heating, uPVC double glazing and a rear courtyard style garden with a pedestrian right of way leading onto Ship Lane. The large loft room is believed to have been the original servants' quarters and the original staircase to the servants' quarters still exists in the property next door.

This impressive property is situated in the centre of Clyst Honiton village with good access to the city centre, M5, A.30 and local shops and schools at Cranbrook. We understand the village is in the catchment area for schools at Cranbrook

Strong interest anticipated and early viewing recommended.

Guide Price £260,000

Kingshead

Clyst Honiton, Exeter, EX5 2NG



- NO ONWARD CHAIN
- Study/4th Bedroom
- Family Bathroom, Large Loft Room, Second Bathroom
- On Street Residents' Parking
- Entrance Hall
- Kitchen
- Gas Central Heating & uPVC Double Glazing
- Lounge, Dining Room
- 3 Double Bedrooms (one en-suite shower room),
- Walled Rear Courtyard Style Garden

Entrance Hall

Lounge

13'5" x 12'3" (4.11m x 3.74m)

Dining Room

13'2" x 12'1" (4.03m x 3.69m)

Study/4th Bedroom

11'2" x 9'10" (3.41m x 3.00m)

Kitchen

11'7" x 7'6" (3.55m x 2.31m)

First Floor Landing

Bedroom 1

15'10" (maximum) x 13'5" (4.85m (maximum) x 4.09m)

En-suite Shower Room

6'1" x 4'5" (1.86m x 1.36m)

Bedroom 2

13'1" x 12'2" (4.00m x 3.73m)

Family Bathroom

7'6" x 7'1" (2.29m x 2.16m)

Bedroom 3

11'5" x 10'2" (3.50m x 3.11m)

Second Floor Landing

Loft Room

15'7" x 14'7" (4.75m x 4.45m)

Bathroom

7'1" x 6'0" (2.16m x 1.84m)

Interesting Information on Clyst Honiton

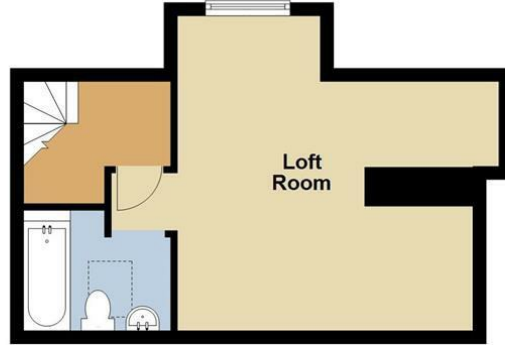
Outside



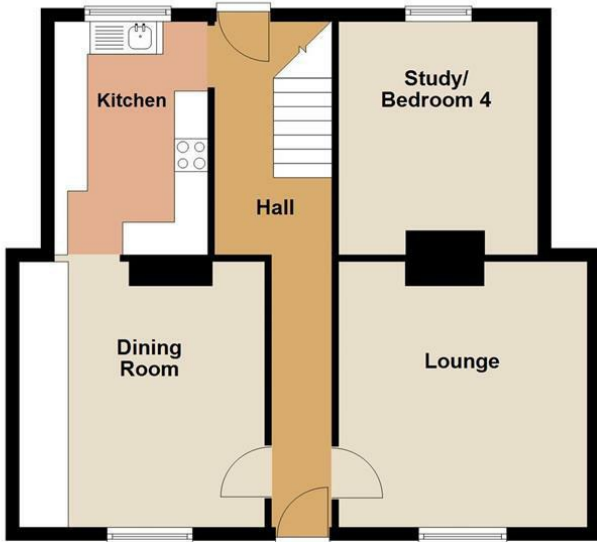
[Directions](#)



Floor Plan



Second Floor



Ground Floor



First Floor

Total area: approx. 157.0 sq. metres (1690.0 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.

Kingshead House, Clyst Honiton

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	56

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		