



## 70 Honiton Road Exeter, EX1 3ED

**NO ONWARD CHAIN, MOTIVATED SELLER.** A spacious 3 bedroomed semi-detached house offering exciting potential to modernise and refurbish. This family sized home comes with two separate reception rooms, kitchen, utility room, downstairs shower/WC, conservatory and a bathroom to accompany the bedrooms on the first floor. The rear garden extends to a good size, widens behind the garage and attracts plenty of sunshine throughout the day. The property also benefits from the home comforts of gas central heating and uPVC double glazing, off road parking for up to three vehicles and the potential to convert the attic into a fourth bedroom subject to planning permission.

Ideal location for those seeking easy access to the M5, A.30 & A38 Exeter/Plymouth Expressway, Devon and Cornwall Police headquarters at Middlemoor, St Nicholas Catholic Primary School, Exeter Business Park at Sowton, Met Office Headquarters and several leading out of town superstores. A comprehensive range of retail and other local services can be found in the centre of Heavitree less than one mile away and the city centre is approximately 2 miles. The Cathedral City of Exeter is one of the country's most famous Roman cities steeped in history with all the amenities and features of a modern day regional capital. Exeter International Airport is roughly 4 miles.

Strong interest anticipated and early viewings recommended.

**Guide Price £355,000**

# 70 Honiton Road

Exeter, EX1 3ED



- NO ONWARD CHAIN
- Kitchen
- Gas Central Heating & uPVC Double Glazing
- Single Garage
- Entrance Hall
- Utility Room, Shower/WC
- Sizeable Rear Garden
- 2 Reception Rooms
- 3 Bedrooms & Family Bathroom
- Off Road Parking for up to Three Vehicles.

## Entrance Hall

16'1" x 5'7" (4.92m x 1.71m)

## Lounge

14'3" into bay x 13'7" into alcoves  
(4.35m into bay x 4.16m into alcoves)

## Dining Room

12'2" x 10'10" (3.73m x 3.31m)

## Kitchen

8'4" x 8'4" (2.55m x 2.55m)

## Utility Room

6'0" x 5'8" (1.85m x 1.75m)

## Shower/WC

6'2" x 2'8" (1.90m x 0.83m)

## Conservatory

10'3" x 9'11" (3.13m x 3.04m)

## Landing

## Bedroom 1

14'10" x 12'4" (4.53m x 3.76m)

## Bedroom 2

12'4" x 12'3" (3.77m x 3.75m)

## Bedroom 3

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

## Shower Room

6'11" x 7'3" ( 2.12m x 2.23m)

## Front & Rear Gardens

## Garage

14'9" x 8'11" (4.51m x 2.74m)

## Off Road Parking



Directions





Floor Plan



Total area: approx. 106.1 sq. metres (1141.9 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.  
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