



8 Woodmans Crescent, Honiton, EX14 2DY

Offers in excess of £375,000





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- Townhouse
- Principle Bedroom With En Suite
- Kitchen/Diner
- Living Room
- Garage And Driveway
- Four Bedrooms
- Family Bathroom
- Office/Snug
- Downstairs W/C
- Garden



This 4-bedroom townhouse is located in Honiton, a bustling market town in East Devon. It comprises a good-size Kitchen/Diner, a first floor living room with Juliette balcony, a downstairs study/snug, four double bedrooms (including an ensuite principal bedroom) and a family bathroom. The property includes a rear garden, garage and further off-street parking on the drive. Well located within Honiton it offers easy walking access to the high street and train station (with regular connections to Exeter and London) and vehicular access to the A30/A3030. It would make an ideal property for those looking for a versatile family home in a Devonian market town with easy access to the best the Westcountry has to offer.

## Walkthrough

The front door opens into an entrance hall that connects the study (to the immediate left, kitchen/dining room (in front) with the stairs to the two further floors. There is also a downstairs W/C with basin between the study and kitchen.

The study is a versatile room ideal for a home office or a cosy snug/lounge (there is plenty of space for either an office desk or a two-seater sofa & TV, plus additional storage in either format). It benefits from natural light from double windows that overlook the front of the property.

Following the hallway past the downstairs W/C leads to the kitchen/diner, a good-size open plan area with worksurfaces and storage on two walls and a separate dining area with ample space for a six-seater dining table. The kitchen includes a double oven, gas hob with extractor and a sink overlooking the rear garden and the trees beyond. There is space plumbing and electrics for a washing machine and fridge/freezer. An under-stairs larder provides additional storage to supplement the high and low units on the two walls. To the back of the room an external door provides direct access to the rear garden via the patio.

Heading to the first floor, a landing connects two

bedrooms, the family bathroom and an upstairs living room with stairs leading to the second floor and two further bedrooms. The first bedroom at the top of the stairs is a double room with fitted storage and work desk, with windows overlooking the garden. Following the landing leads past the family bathroom to a second bedroom with dual aspect double windows overlooking both the garden and front of the property. The room is a good-size with plenty of space for a double bed and additional storage. The living room is another good-sized room with double doors that open onto a Juliette balcony at the front of the property and a feature fireplace. It offers plenty of space for a Three seating sofa, additional seating and storage and



recreational facilities, coffee shops, library, restaurants, a selection of independent high street stores and supermarkets. It also offers street markets every Tuesday, Thursday and Friday. This property is well located within the town, within easy walking distance of the high street (WHSmiths is 0.5 miles), train station, library and GP surgery (all within 0.3 miles). For supermarkets, a large Co-op is located in the Lace Walk shopping area (0.7 miles) with a Tesco Superstore and Lidl also easily accessible (both c. 1.2 miles).

Honiton Train Station provides direct connections to London and Exeter. Quick access to the A30 also provides direct access to the Cathedral city of Exeter (16.9 miles) which is well provisioned with high street shops and services. The A30 provides access to the M5 for the West (14 mi at Junction 29) and to the East, to the A303 for London. For trips to North Devon the A361 can be accessed via the M5 at Cullompton (11 miles) and the M5 at Junction 25 at Taunton can be accessed in 20 miles for connections to the North and East. Exeter Airport is available in 12.5 miles (just off the A30) and Bristol airport is accessible in just over an hour (54

benefits from plenty of natural light as a result of the double doors. The family bathroom includes a bath with over-bath shower, W/C and basin.

Following a final set of stairs to the second-floor landing reveals two further bedrooms. To the right is a bedroom with fitted wardrobes and desk space, with views overlooking the rear garden and the trees beyond. The final bedroom is a good-sized room which acts as the principal bedroom: it has an ensuite shower-room (with W/C, shower and basin) and benefits from plenty of storage (with a full wall of fitted storage and an additional storage cupboard). Loft access is available from the second-floor landing.

Outside, the rear garden consists of an area of patio

adjacent to the kitchen, a lawned area beyond with borders of flowers and shrubs. There is a further paved area to the rear for BBQ/outside seating. The garden is bordered by fences on two sides with a brick and fence wall to the rear. To the left of the patio (facing the garden) a gravelled area with a paved path provides direct access to the garage.

The property benefits from a single garage and off-street parking for one car on the drive. It is on mains gas, water, electric and sewerage. The property is fully double glazed throughout. Council Tax Band D

#### Location

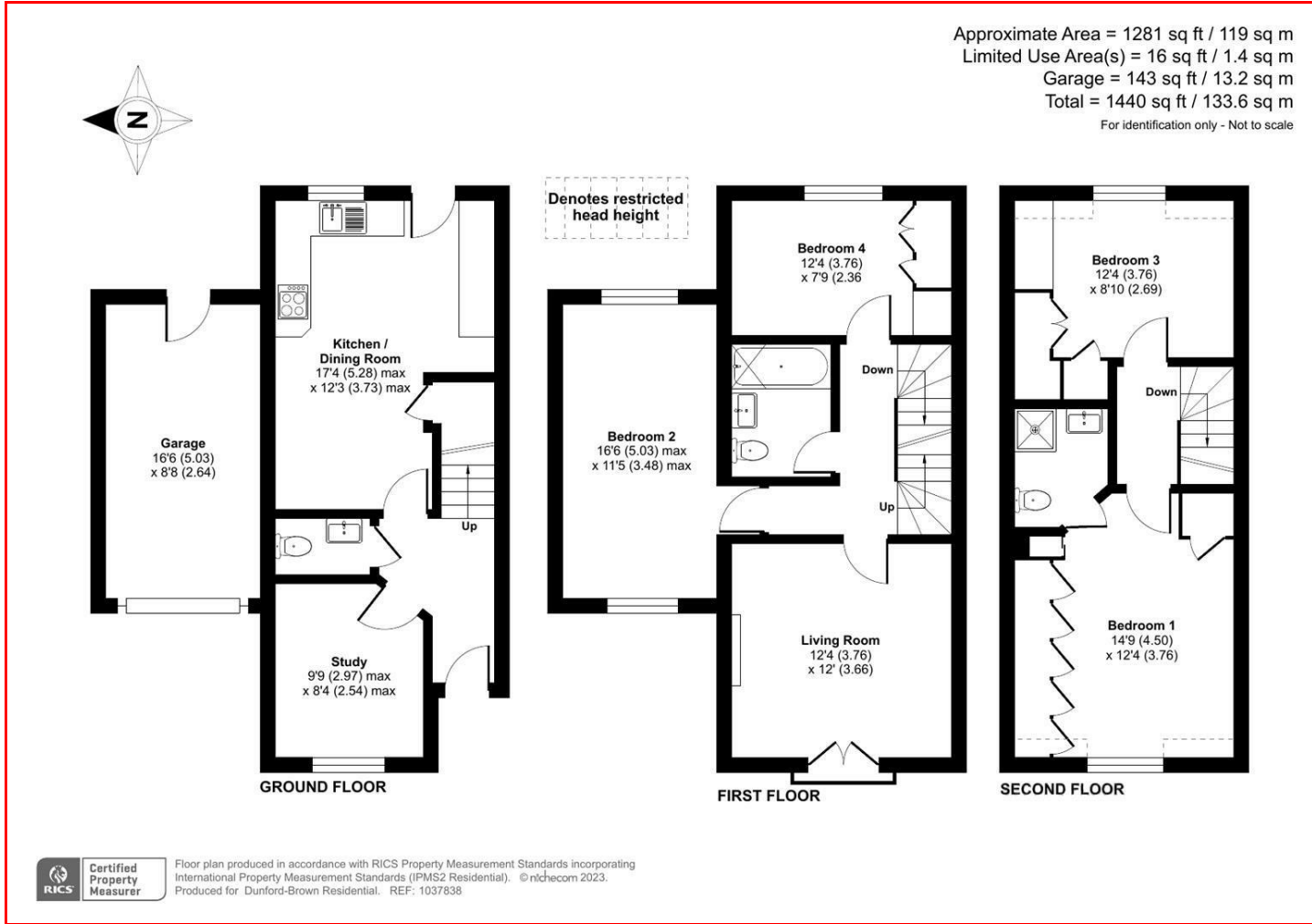
Honiton is a busy market town and offers a great range of amenities including schools, medical and



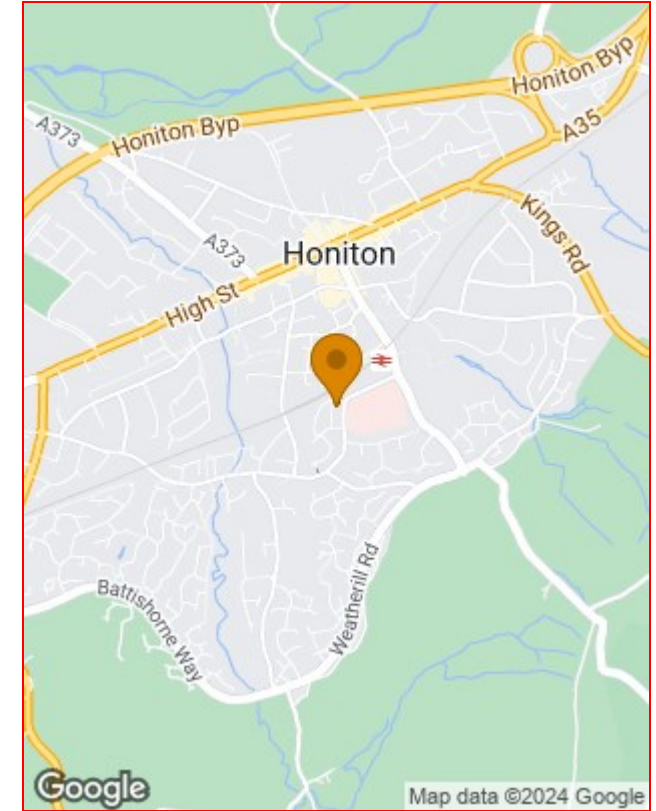


miles). The South West Coast is easily accessible with Seaton, Sidmouth, Beer, Branscombe and Lyme Regis all accessible within 10 to 15 miles.

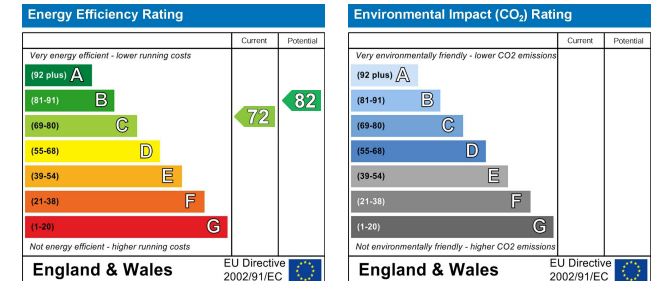
# Floor Plans



# Location Map



# Energy Performance Graph



# Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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