



3 Hamlett Close, Honiton, EX14 3FR

Guide price £270,000





3 Hamlett Close

Honiton, EX14 3FR

Guide price £270,000

- No Onward Chain
- Living Room/Dining Room
- Two Double Bedrooms
- Downstairs W/C
- Garage And Additional Parking For Two Cars
- Semi Detached House
- Modern Kitchen
- Family Bathroom
- Low Maintenance Private Garden
- Built in 2020



This two-bed recently-constructed (2020) semi-detached property is located in Gittisham on the rural fringe of Honiton. It offers a modern fitted kitchen; a sitting-room diner with direct access to low-maintenance outdoor space; areas of patio and decking with two pergolas; two king-size bedrooms, a family bathroom and downstairs W/C. The property has its own garage with electrics and offers on-drive parking for two additional vehicles. Located just outside of Honiton, it would be an ideal home for those looking for the perfect balance of town and country. All the facilities Honiton offers are in easy reach, and it boasts excellent road links to the A30 (A303) and A375 providing speedy access to both Exeter and the M5 and the South West Coast at locations such as Sidmouth.

Walkthrough

The front door opens into an entranceway that connects the kitchen and lounge with the downstairs W/C and the stairs leading to the first floor. To the immediate left on entering, a storage cupboard is tucked away behind a wooden door and offers space for coat and boot storage. Karndean floors connect the passageway, W/C and kitchen and wooden doors are used for all downstairs rooms.

The property was newly constructed in 2020 and the kitchen (located through the first door on the right) is well-equipped and modern. It includes an Electrolux induction hob with extractor and splashback; an

Electrolux single oven/grill; a 1.5 bowl kitchen sink below a window looking to the front of the property and integrated appliances (dishwasher, washing machine and fridge freezer). The worksurfaces are wood with matching edging offering plenty of food prep space with ample storage offered by both high and low units. The property's ideal-Logic combi-boiler is also housed in the kitchen.

At the end of the entranceway on the right, the door opens onto a bright and airy L-shaped lounge. The L-shaped layout offers space for both a dining area and a seating area with sufficient space for a three-seat sofa and additional furniture. The room is bright and airy

with double windows and French doors that open directly to the properties outside space, providing rear access to the property and garage.

A downstairs toilet is located beneath the stairs offering white porcelain W/C and a basin with tiled splashback.

Upstairs, a landing connects the property's two bedrooms and a family bathroom. The main bedroom looks out the front of the property (two windows) whilst the second bedroom looks out over the garden (two windows). Both bedrooms have sufficient space for king size beds. The family bathroom has a bath,



Honiton is a busy market town and offers a great range of amenities including schools, medical 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 located in a new development on the rural fringe of Honiton. Combe Farm Shop is less than half a mile from the door, whilst Honiton's well stocked high street is accessible in 1.4 miles. Coop, Tesco and Lidl superstores are all easily accessible in under 2 miles and Honiton Train Station (2.2 miles) provides direct connections to London and Exeter. Quick access to the A30 (1.1 miles) provides direct access to the Cathedral city of Exeter (16.6 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 (11.2 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

over-bath rainfall shower with secondary showerhead, W/C, basin and heated towel rails. The landing hosts a large airing cupboard with small electric heater for airing clothes as well as loft access with loft ladder and light.

Outside, the property's garden is designed to be low maintenance with a near-house patio beneath a pergola accessed directly from the lounge. Beyond this an area of gravel leads to a further decked area with a pergola to the rear of the garage that offers a perfect area to enjoy afternoon/evening sunshine. Both pergolas offer excellent opportunities for private outside dining and double external electric points are available to provide power for pergola lighting. The area has high fences that make it very private. Railings

and steps lead from the patio down to the garden gate providing side access to the property.

The property has a single garage with electrics. Parking for two additional cars is available on the drive. Further visitor parking is also available to the front of the property.

The property was built in 2020 and is still covered by the NHBC, is on mains sewerage, water, gas, electric and is offered with no onward chain.

There is a maintenance charge for the development which is paid half yearly. The latest bill for was for £92 for April to Sept 24

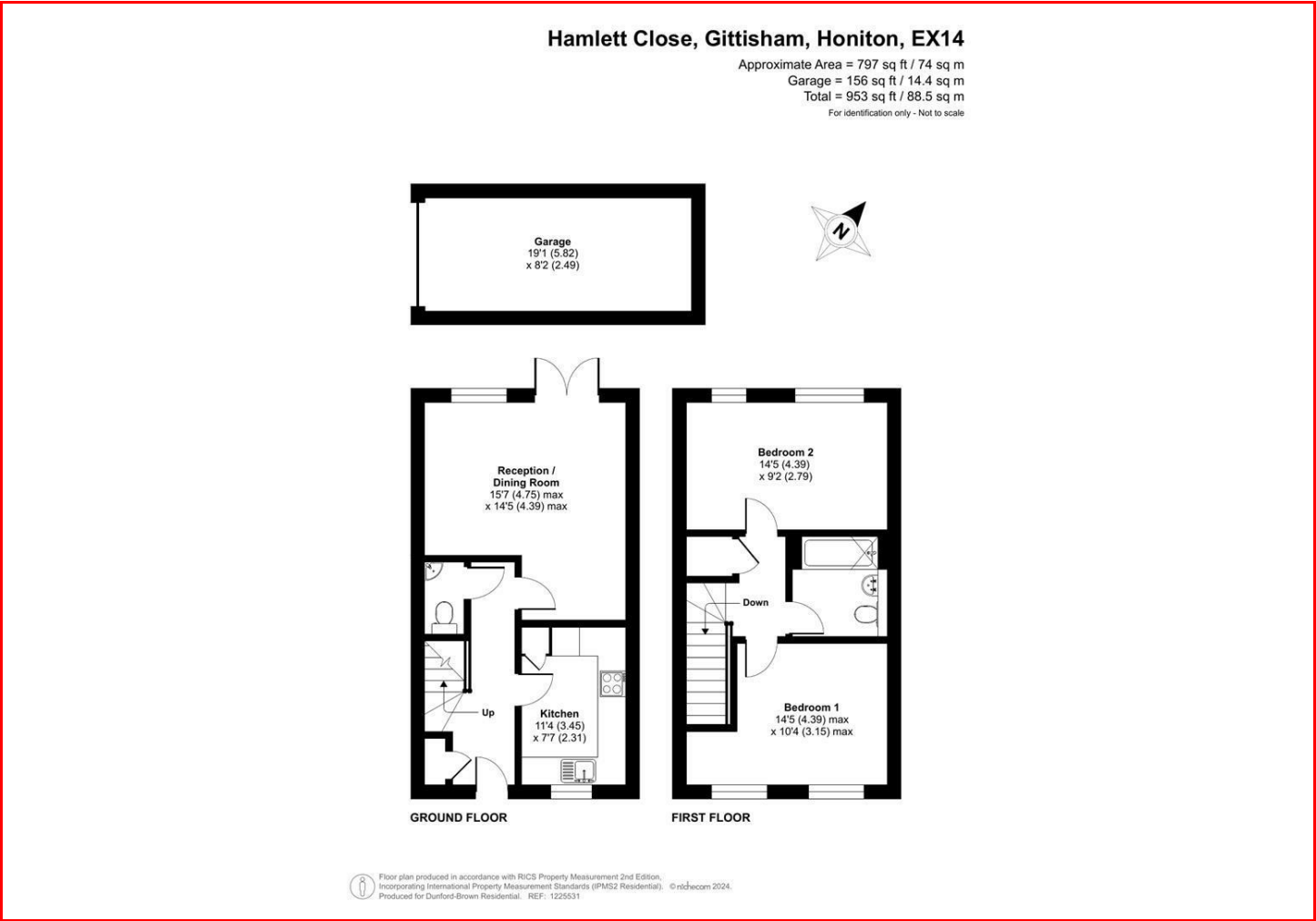
Location





miles). An adjacent country lane provides scenic and quick access to Sidmouth road (A375) passing through striking woodland and avoiding the need to pass through Honiton town centre. This connection means that the South West Coast is easily accessible with Seaton, Sidmouth, Beer, Branscombe and Lyme Regis all accessible within 10 to 15 miles.

Floor Plans



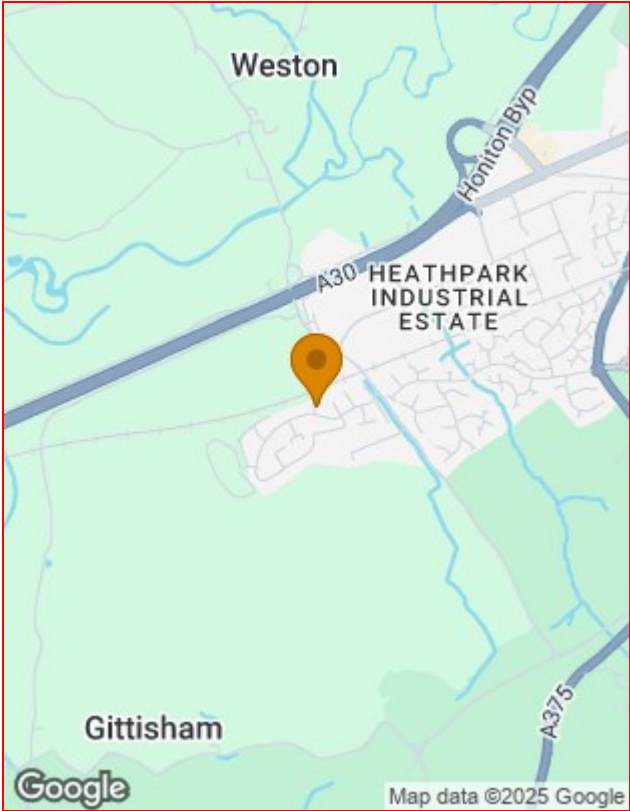
Viewing

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.

Spring Cottage Kerswell, Near Cullompton, Devon, EX152EP
Tel: 01884 824 888 Email: paul@dunfordbrownresidential.co.uk <https://www.dunfordbrownresidential.co.uk>

Location Map



Energy Performance Graph

