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**Guide Price £450,000**

**24 Sion Close, Off Ottery Moor Lane, Honiton, EX14 1EL**



- Detached House Built In February 2022 • Remaining Of 10 year NHBC • Gas Central Heating & uPVC Double Glazing • Ground Floor Cloakroom, Living Room • Kitchen / Dining Room With Appliances, Utility
- 4 First Floor Bedrooms, En - Suite & Bathroom • Garage & Driveway For 2 Vehicles
- Landscaped & Level Rear Garden





### Location

Honiton is a popular East Devon market town that benefits from excellent road links with the A30 dual carriageway providing easy access to the Cathedral city of Exeter and the M5 motorway. Honiton offers many day to day amenities including several Supermarkets, boutique shops, Cafes, Pharmacies, Swimming Pool / Leisure Centre and Banks. The Town Centre is a 15 minute walk from the property. There is a train station to London Waterloo or Exeter St David`s / Paddington, Bristol and Cornwall. Exeter International airport is just 6 Miles away while the Seaside Towns of Exmouth, Sidmouth and Seaton are all within 30 minutes drive.

### Description

This property was completed in February 2022, by Messrs Taylor Wimpey homes, where a 10 year NHBC guarantee was authorised where the same will be transferred to the new owner. Items of note that the current vendor has installed after occupation are as follows:

The carpets throughout are Berber Maize - a natural berber twist carpet made from 100% wool.

Kitchen and Utility flooring is Amtico White Ash Zanussi fridge freezer 70/30 split which features a low frost system!

Kitchen units with integrated appliances etc are Symphony. Zanussi dishwasher has 13 place settings!

There is an outside sensor light to front at the door and at the back patio doors an ordinary stay on light or switch off.

Paving at back is Indian Riverbed sandstone, golden fossil! There is an outside tap for the hosepipe.

### Accommodation

Situated within a quiet Cul-De-Sac position, the accommodation comprises:

### Ground Floor

Composite front entrance door, beneath pitched storm canopy, with outside security lighting, leading to:

### Entrance Hall

A lovely sized hallway with the stair case rising to the first floor. Radiator. Cupboard housing the electric trip switch fuse box. Wall mounted central heating thermostat. Useful cloaks storage cupboard. Doors leading to living room, kitchen / dining room and:

### Cloakroom

Modern white suite comprising low level WC and pedestal wash hand basin. Radiator. Extractor fan. Smoke alarm.

### Living Room 14'3" (4.34m) x 11'10" (3.61m)

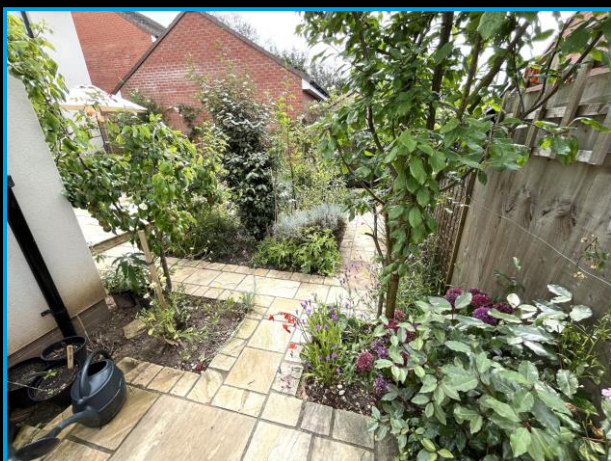
Window to front. Radiator. Telephone point. Smoke alarm.

### Kitchen / Dining Room 18'10" (5.74m) x 11'0" (3.35m)

French doors leading to the rear garden, window to rear. Good range of cupboard and drawer storage units with roll edged work surfaces, under wall unit lighting and matching upstands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Integrated and built - in Zanussi appliances including 4 ring ceramic hob with filter hood above, eye level electric oven and grill, dishwasher, fridge and freezer. Wall mounted, concealed, gas fired combi boiler supplying the central heating and domestic hot water. Radiator. Amtico flooring. Door leading to:

### Utility 5'7" (1.7m) x 4'3" (1.3m)

Cupboard storage units with roll edged work surface. Integrated washing machine. Radiator. Extractor fan. Amtico flooring.



## First Floor

### Landing

Access to insulated loft space. Radiator. Smoke alarm. Doors leading to:

### Bedroom 1 11'9" (3.58m) Max x 10'9" (3.28m)

Window to front. Fitted triple wardrobe with mirror fronted sliding doors. Radiator. Telephone point. Wall mounted central heating thermostat. Door leading to:

### En - Suite

White suite comprising double shower cubicle with thermostatically controlled shower unit, tiled to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan.

### Bedroom 2 11'7" (3.53m) x 9'2" (2.79m)

Window to rear. Radiator.

### Bedroom 3 10'8" (3.25m) Into Recess x 9'3" (2.82m)

Window to rear. Recess suitable for wardrobes etc. Radiator.

### Bedroom 4 7'8" (2.34m) x 7'3" (2.21m)

Window to front. Radiator.

### Bathroom

White suite comprising panelled bath with mixer tap and shower attachment. Low level WC. pedestal wash hand basin. Heated towel rail. Extractor fan.

### Externally

The open plan Front Garden is planted to provide year round interest and colour. Flagstone pathway leads to the front entrance door. A driveway to the side of the property, with the outside meter box, provides off road parking for 2 motor vehicles and leads to:

### Detached Garage 19'5" (5.92m) x 9'10" (3m)

Remote up and over door to front. Under eaves storage space. Power and light connected.

### Rear Garden

The professionally landscaped Rear Garden has been designed for ease of maintenance whilst retaining much charm and character. Laid mainly to Indian Riverbed Sanstone allowing for outdoor dining and sitting, the garden is also planted to provide year round interest and colour. There are also apple, pear, plum and cherry trees. Outside water tap. Outside lighting. Timber fenced boundaries. Front pedestrian access via timber garden gate.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. Council Tax Band E

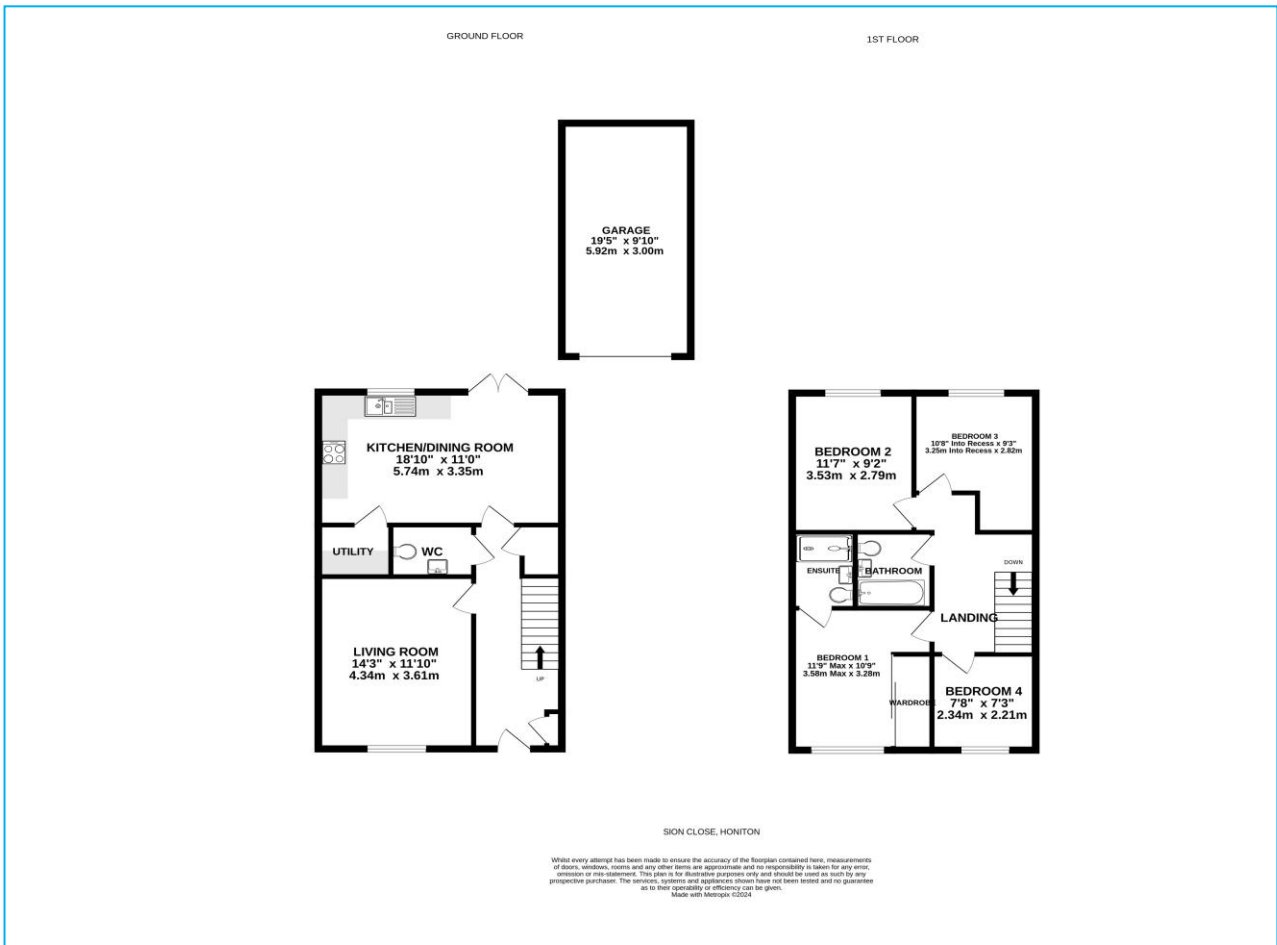
### Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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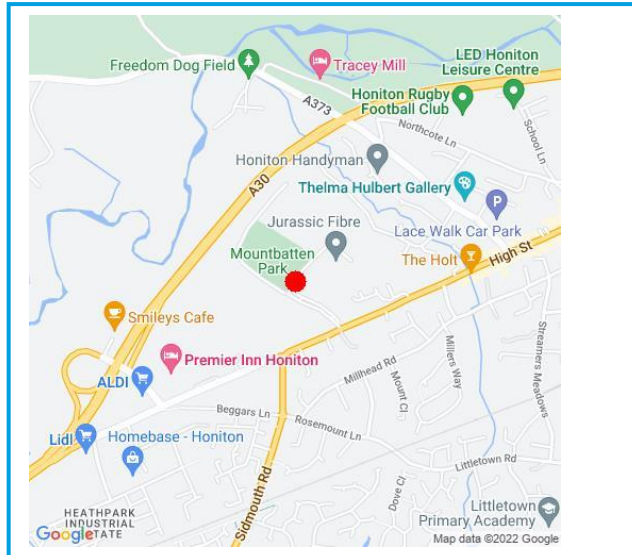




**Directions**

On approaching Honiton from the West along the A30, follow the signs to Honiton, and at the roundabout with Aldi on your right, turn left towards Honiton High Street. At the next roundabout, proceed straight ahead and take the first left onto Ottery Moor Lane. Bear right and upon approaching Jewson, turn right again into Sion Close. Turn left, then right, where the property will be found on the right hand side

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
(92-100) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.