



7, Kings Row



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King Street, Honiton, EX14 1EH

High Street 350 yards Exeter 15.8 miles Sidmouth 9 miles

Modern three bedroom cottage with excellent accommodation throughout in the heart of Honiton with two allocated parking spaces. Freehold. Council Tax Band

- AUCTION SALE
- Quality build
- Two allocated parking spaces
- Excellent investment property
- Freehold
- 3 bedrooms (1 e/s)
- Kitchen with integrated appliances
- Private outside space
- 10 year structural warranty (2019)
- Council tax band C

Guide Price £247,500

SITUATION

Set tucked away behind the High Street in the heart of Honiton, this accessible yet quiet location is a fantastic position in which to live.

Honiton lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty just 10 miles from the stunning Jurassic coast at Sidmouth, itself a natural World Heritage Site. Communication links are excellent with a direct rail service from Honiton Station to London Waterloo whilst the A30 provides quick and efficient road access to the cathedral city of Exeter, some 16 miles to the west and junction 29 of the M5 motorway.

Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities. Taunton, the county town of Somerset is approximately 28 miles to the northeast with the A303 and A35 providing alternative cross country road links to London and the south.



DESCRIPTION

Built using masonry construction techniques (not timber frame) these substantial homes form an attractive mews style development. Constructed by local builders these quality homes are of rendered elevations under slate roofs with timber double glazed windows and brick sills.

The accommodation briefly comprises entrance lobby, downstairs cloakroom and an open plan kitchen / dining/ sitting room opening up into the front garden via bi fold doors. To the first floor there are three bedrooms with one benefitting from an en-suite bedroom and a family bathroom.

OUTSIDE

There is a small front garden and patio adjoining the bi fold doors. Two allocated parking spaces.

SERVICES

Mains water, drainage, electric and gas.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

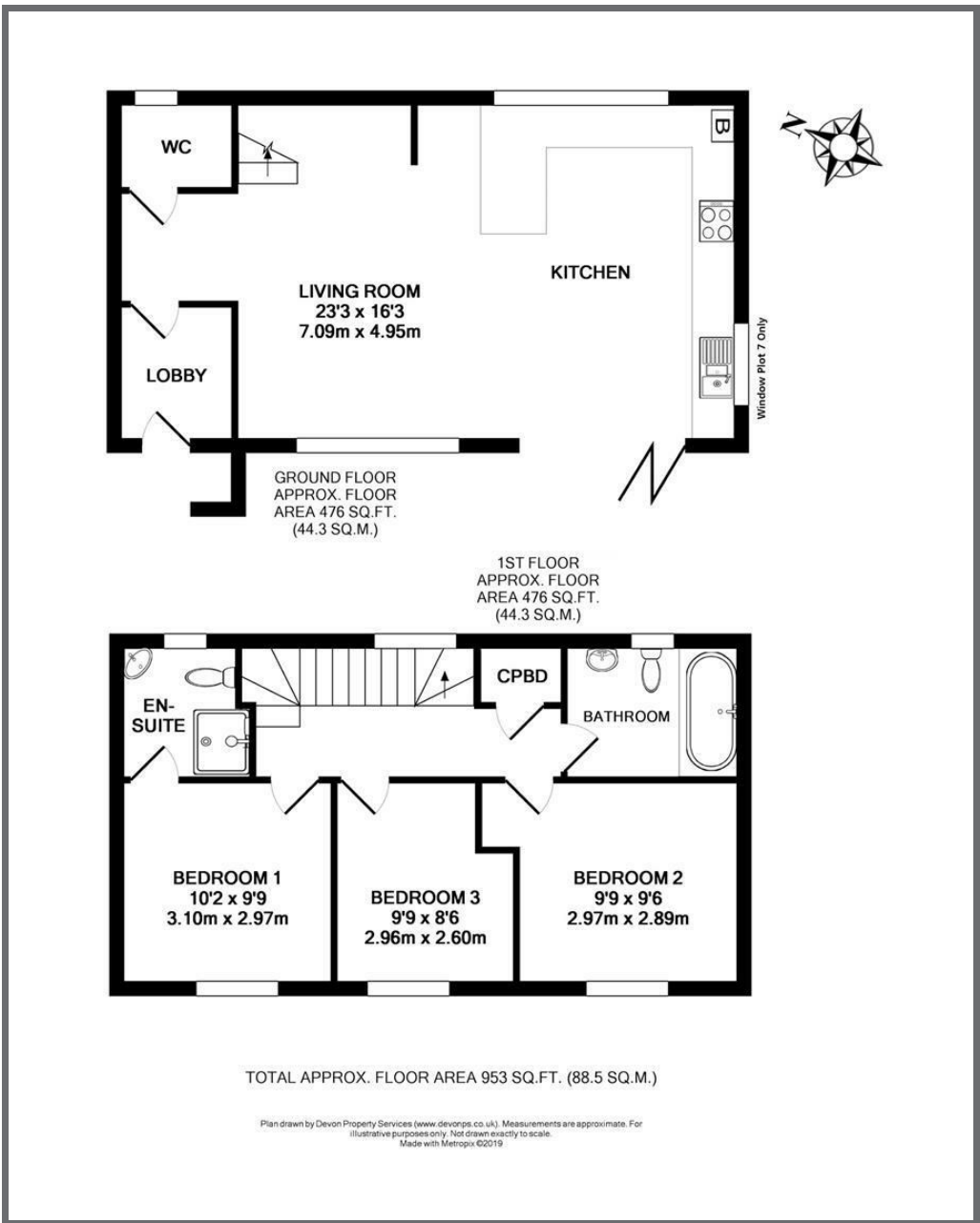
Estimated rental value of £925 per calendar month with a yield of 4%.

DIRECTIONS

Travelling in a Westerly direction along Kings Street in Honiton the property can be found on the left, the next turning after King's Mews.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	93
(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	

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