



Serendipity



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Marsh, Honiton, EX14 9AJ

Honiton: 9 miles Taunton: 12 miles Ilminster: 8 miles

An extremely spacious well presented bungalow set in over half an acre of landscaped gardens on the edge of the village backing onto the A303, with a separate annexe, and driveway parking for several cars.

- Detached 4 Bedroom Bungalow
- Separate Self-Contained 2 Bedroom Annexe
- Ensuite bathrooms
- Large mature gardens
- Driveway parking
- Recently updated
- Utility room
- Council Tax Band E
- Freehold
- EPC band E

Guide Price £695,000

SITUATION

The hamlet of Marsh is within the Blackdown Hills, a designated Area of Outstanding Natural Beauty, and includes the highly popular Flintlock Inn. It is situated between the market towns of Honiton and Chard (9 and 5 miles respectively), which cater for day to day needs, including shops, schools and recreational facilities.

The nearby A303 offers fantastic communication links. There are regular rail services to London Waterloo from Honiton, whilst both Exeter and Taunton provide services to London Paddington. Exeter International Airport provides a number of domestic and international flights.



DESCRIPTION

Serendipity is an extremely spacious bungalow, situated in a popular and accessible hamlet close to Honiton. The property has been significantly modernised and reconfigured by the present vendors and is well presented throughout. The accommodation is light and spacious and comprises, a modern fitted kitchen, with space for a dining table, a large living room with fireplace, and four good sized bedrooms, two with ensuite as well as the family bathroom in the main part of the bungalow.

There is a separate part of the bungalow with its own entrance which is currently used as an annexe, or could be considered as a rental, air bnb, or holiday let opportunity with living room, kitchen diner, bathroom and 2 bedrooms, and doors leading out on to the garden.

OUTSIDE

The grounds are a real feature of this property with the bungalow set in attractive large landscaped gardens largely laid to lawn with shrubs and established trees with a wide drive and ample parking area which would be suitable for a caravan or motor home.

SERVICES

Mains water and private drainage. Oil fired central heating.

DIRECTIONS

From Honiton proceed on the A30 in a north easterly direction out of the town. Keep on this road which becomes the A303 and, after about 9 mile, take a left turn signposted Marsh and Howley. Proceed into the village of Marsh and Serendipity will be found on the right hand side.

From the East proceed along the A303 in a Westerly direction. About 2 miles after passing the La-Campagna/ Eagle Tavern, take the left off-slip (just before a dual carriageway) signed Marsh and Howley. Turn right under the A303 and follow the road into the village. Serendipity will be found on the left after approximately 200 yards.

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.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	69
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

Approximate Area = 2647 sq ft / 245.9 sq m
 Outbuilding = 110 sq ft / 10.2 sq m
 Total = 2757 sq ft / 256.1 sq m
 For identification only - Not to scale

Shed
5.00 x 2.03m
16'5" x 6'8"

Outbuilding

Ground Floor

Bedroom 1
4.95 x 4.29m
16'3" x 14'1"

Bedroom 2
3.66 x 3.00m
12' x 9'10"

Bedroom 3
3.89 x 3.48m
12'9" x 11'5"

Bedroom 4
3.96 x 3.48m
13' x 11'5"

Bedroom 5
4.17 x 3.63m
13'8" x 11'11"

Bedroom 6
4.17 x 2.64m
13'8" x 8'8"

Sitting Room
5.28 x 4.80m
17'3" x 15'9"

Sitting Room
5.11 x 2.97m
16'11" x 9'9"

Kitchen / Dining Room
5.28 x 4.06m
17'4" x 13'4"

Kitchen / Dining Room
5.11 x 3.94m
16'9" x 12'11"

Utility
2.79 x 1.38m
9'2" x 6'2"

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1071334