



Monkton House



Monkton House 53

High Street, Honiton, Devon, EX14 1PW

Exeter: 18 miles Axminster: 10 miles Sidmouth: 10 miles

1713 square foot charming Grade II Listed first floor apartment in the heart of Honiton with three bedrooms and excellent living accommodation.

- Grade II Listed First Floor Flat • 3 Bedrooms
- Town Centre Location • Investment Property
- Leasehold • Council Tax Band B
- EPC Band E

Guide Price £295,000

SITUATION

Situated towards the eastern end of the historic High Street, Honiton offers a range of amenities including supermarkets, an out of town retail park and a diverse and interesting range of independent shops. The A30 is easily accessible and provides links to the M5 and A303. Honiton is on the Exeter to London Waterloo line, and the London Paddington line is available from Taunton. Exeter International airport is 12.5 miles away.

A number of popular beaches on the Jurassic Coast, such as Sidmouth and Lyme Regis, are within easy driving distance.



DESCRIPTION

Monkton House is an imposing Grade II listed late 18th century house divided into three properties across three storeys. The property is accessed from the High Street via a solid entrance door with period fanlight over opens into the communal hallway with an original staircase serving the first and top floor apartments.

The first floor apartment is charming and comprises the majority of the first floor and extends to 1713 square feet. Benefitting from a wealth of architectural features, including high ceilings with fine ornate plasterwork and ceiling roses provides a stately backdrop to the original sash windows, panelled doors and ornate fireplaces.

From the communal entrance, a door opens through to the reception hall and subsequently the impressive central hall featuring a full height sash window enjoying views over neighbouring gardens and surrounding countryside.

The Drawing Room is a perfect illustration of Adams styling with a curved panelled bay window, detailing to the ceiling cornice, dado panelling and fireplace with its particularly impressive mirrored over mantle. A trio of symmetrically placed original panelled doors line one wall providing useful built in storage. The generously proportioned Kitchen/Breakfast Room is beautifully lit via wide sash windows and fitted with Quartz work surfaces atop a range of cream cupboard and drawer units, along with ample space for a dining table and sofa.

There are three bedrooms. Adjoining the spacious principal suite is the dressing room with built in wardrobes and space for a washing machine, which leads into the recently refitted en suite bathroom with roll top bath. The second bedroom has twin sash windows to the front elevation incorporating original shutters and the third bedroom is a single room next to the master bedroom with a sash window. The bathroom has recently been refitted with ornate character features, including a walk in shower.

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

DIRECTIONS

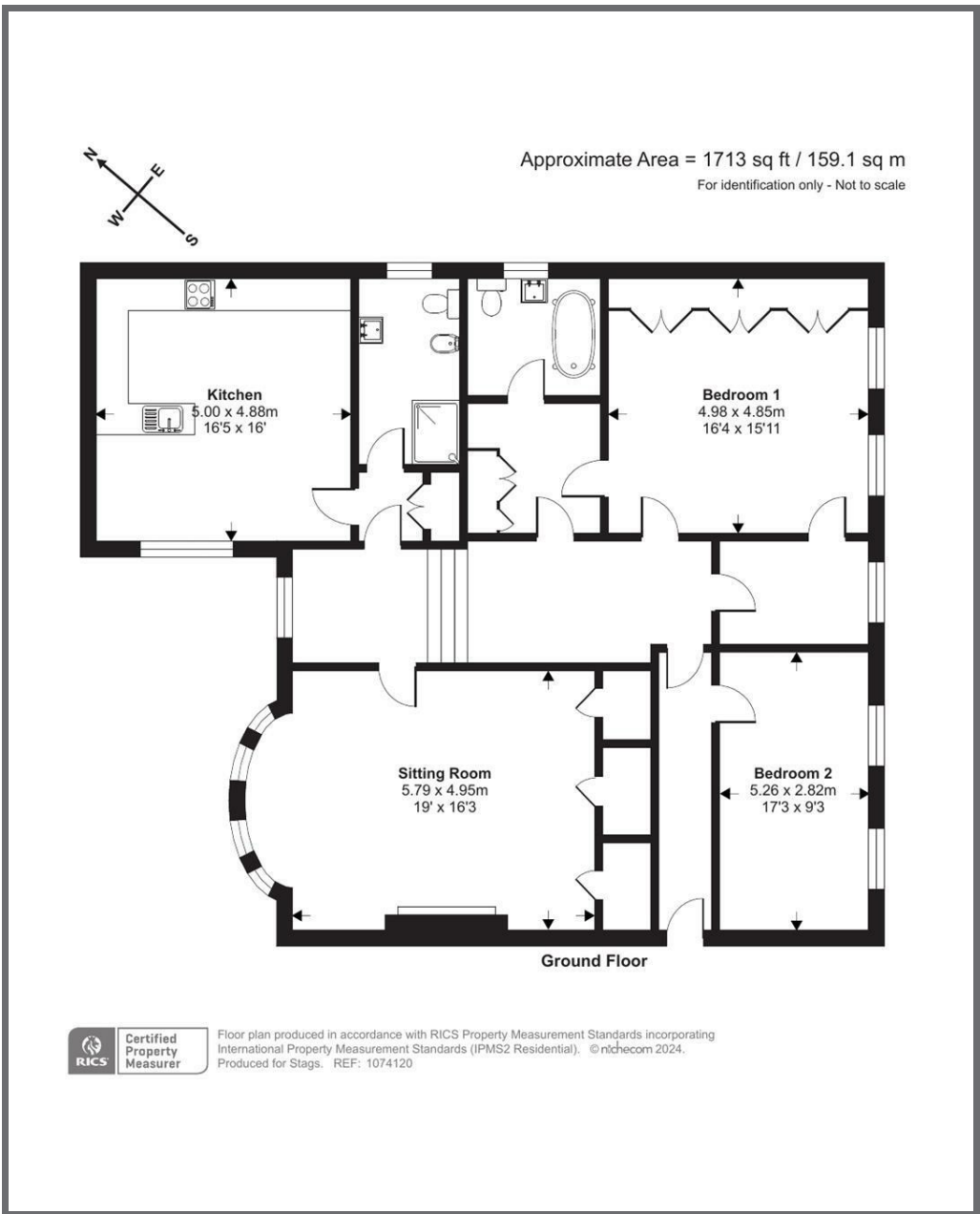
From Stags Offices in the centre of Honiton proceed up the high street in an Easterly direction for approximately 150 yards with the entrance to the apartment being seen adjacent to The Boston Tea Party Coffee Shop on the left hand side.

INVESTMENT PROPERTY

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 45885.



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.



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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	47	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	