



4, Moor Park



4, Moor Park

, Honiton, EX14 2FP

Honiton Station: 1 mile Sidmouth: 9.5 miles Exeter: 18 miles

A substantial four bedroom detached house situated on the edge of Honiton

- Detached Extended Family Home
- 4 Double Bedrooms
- Bathroom and Separate Wet Room
- Lounge, Separate Dining Room
- Modern Shaker Style Kitchen
- Study/5th Bedroom
- Garden and Driveway
- Freehold
- Council Tax Band D

Guide Price £450,000

SITUATION

Moor Park is conveniently situated within walking distance of the historic market town of Honiton, and within reach to the surrounding countryside and easily accessible to Roundball Woods and Roundball Hill. Honiton offers a range of day to day amenities and is widely renowned for its antique, book and independent shops. Honiton lies on the southern edge of the Blackdown Hills, a designated AONB, and within easy reach of the Jurassic coast.

Communication links are excellent with a direct rail service from Honiton Station, giving access to both Exeter St Davids and to London Waterloo, whilst the A30 provides quick and efficient road access to the Cathedral City of Exeter, some 17 miles to the west, and junction 29 of the M5 motorway. Exeter has a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities.



DESCRIPTION

This beautifully presented and extended, detached family home is situated in a sought after residential development in Honiton. The property has been in the same ownership for the last 23 years having been extended during this time and improved throughout.

On the ground floor, entrance hall leads to the cloakroom with WC, with a further door into the lounge with log burner in a brick surround and oak mantle over. Dining room with double doors opening out to the garden and a further door leading to a study/bedroom five, also with double doors leading out to the garden. Shaker style kitchen with gas Range Cooker, spaces for fridge freezer, dishwasher, washing machine and tumble dryer with plenty of cupboards, also with double doors leading to the garden.

On the first floor, there are four double bedrooms, a family bathroom and separate wet room.

The bathroom, wet room, cloakroom and entrance hall all have travertine tiled flooring, whereas the remainder of the property has solid oak flooring throughout. The kitchen has underfloor heating with Chinese Slate flooring.

OUTSIDE

To the front the property has a driveway for two vehicles and a pathway leading to the front door and around to the side entrance gate, whilst bordered by hedging. The garden to the rear and side is laid mainly with paving, providing sitting areas for alfresco entertaining spaces, whilst the borders to the edge have an abundance of shrubs, climbers and plants.

SERVICES

Mains Gas, Electric, Water and Drainage. The kitchen has underfloor heating. This property has the benefit of standard, superfast or ultrafast broadband. (Ofcom) Three, Vodafone and o2 mobile phone signal available.

DIRECTIONS

From Honiton High Street, turn onto New Street, heading towards the train station, continue up the hill to the roundabout at St Michaels Church and turn right. Continue along Weatherill Road, pass Honiton Bottom Road and take the next right hand turn in to Moor Park.



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.



Approximate Area = 1493 sq ft / 138.7 sq m
For identification only - Not to scale

Ground Floor

- Kitchen / Breakfast Room: 5.05 x 3.71m (16'7" x 12'2")
- Study / Bedroom 5: 5.03 x 2.26m (16'6" x 7'5")
- Sitting / Dining Room: 7.44 x 4.98m (24'5" x 16'4")

First Floor

- Bedroom 2: 3.73 x 2.59m (12'3" x 8'6")
- Bedroom 3: 3.71 x 2.59m (12'2" x 8'6")
- Bedroom 4: 2.84 x 2.72m (9'4" x 8'11")
- Bedroom 1: 3.81 x 2.72m (12'6" x 8'11")

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1093455



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	80
(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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