



3 Summerland



3 Summerland

Honiton, Devon EX14 1HF

Honiton High Street: 0.3 Miles Sidmouth: 10 Miles Exeter: 18 Miles

Charming grade II listed 4 bed family home, in the heart of Honiton. South facing garden and parking.

- Grade II listed
- Period features
- South facing garden
- Fireplace
- Freehold
- Four bedrooms
- Downstairs shower room
- Parking
- Study
- Council Tax Band E

Guide Price £475,000

SITUATION

This charming property is located in the heart of Honiton conservation area within walking distance of the centre of this historic market town renowned as an antique centre, as well as for its weekly street market. The town has a comprehensive range of independent shops and cafes, as well as two primary schools and secondary schools. The town is served by a main line rail station with hourly service to London Waterloo as well as fantastic access to the A30.

Exeter, to the west, offers excellent shopping facilities, main line rail link to London Paddington, airport and M5 access.

The Jurassic coast at Beer and Branscombe is an easy drive away, as are the popular coastal towns of Sidmouth and Lyme Regis along this wonderful stretch of coastline, designated a world heritage site.



DESCRIPTION

Believed to date back to the late Georgian, early Victorian era, this period town house within an attractive and charming Grade II Listed stucco terrace has been extensively renovated to an exceptional standard by the current owners. The property is well presented throughout with characteristic features such as fireplaces, high ceilings and large timber sash windows.

The accommodation is light and spacious with generous and well proportioned living space. On the ground floor is the beautiful living room with ornate working fireplace and sash windows overlooking the garden. The well presented kitchen/breakfast room is fantastic room with range cooker, traditional period dresser and a useful utility room. There is a recently built shower room with natural stone tiling and a modern, light study which would also work well as a ground floor bedroom. On the first floor is the unusually large master bedroom with period fireplace, two further bedrooms and the recently updated family bathroom. On the second floor is a further double bedroom with under stairs cupboard, as well as a large landing/study area.

OUTSIDE

The gardens lay mainly to the front, which enjoy a southerly aspect, exposed stone walling, gated access and pathway leading to the front porch. Please note there are restrictions on additional buildings. Area of paved patio, lawn and flower and shrub borders.

SERVICES

All mains services connected, Gas fired central heating.

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

From the Stags office on Honiton High Street, head west and take the first left onto New Street. Pass the library, which can be found on the left hand side and take the next left, signposted Summerlands, the property will be found a little further up on the left hand side.



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		79
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

honiton@stags.co.uk

01404 45885

Approximate Area = 1984 sq ft / 184.3 sq m
 Limited Use Area(s) = 10 sq ft / 0.9 sq m
 Total = 1994 sq ft / 185.2 sq m
 For identification only - Not to scale

Ground Floor

- Study: 3.28 x 3.02m (10'9" x 9'11")
- Kitchen / Dining Room: 5.56 x 3.81m (18'3" x 12'6")
- Sitting Room: 4.85 x 4.17m (15'11" x 13'8")

First Floor

- Bedroom 1: 6.07 x 4.47m (19'11" x 14'8")
- Bedroom 3: 4.65 x 3.12m (15'3" x 10'3")

Second Floor

- Bedroom 2: 6.48 x 2.92m (21'3" x 9'7")
- Bedroom 4: 3.38 x 3.05m (11'1" x 10')

Denotes restricted head height

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1096909