



6, Chinston Close



# 6, Chinston Close

Awliscombe, Honiton, Devon EX14 3GB

Honiton: 2 miles Sidmouth: 12 miles

Well presented four bedroom detached family home on the edge of the village with countryside views.

- Family Home
- Four Bedrooms
- Downstairs Cloakroom
- Driveway Parking
- Council Tax Band F
- Detached
- Main Bedroom En-suite
- Double Garage
- Landscaped Gardens
- Freehold

Guide Price £650,000

## SITUATION

The property occupies a fantastic semi-rural position with fantastic views, on the southern edge of the Blackdown Hills Area of Outstanding Natural Beauty, and is located in the popular village of Awliscombe. Supported by an active local community, Awliscombe is host to a well regarded primary school and village hall.

The market town of Honiton lies approximately 1.5 miles to the south east, offering a comprehensive range of amenities in addition to a direct rail service between Exeter and London Waterloo and excellent road links via the A30/303.

The M5 at Cullompton (Junction 28) is an straightforward journey of approximately 8.5 miles to the North.



## DESCRIPTION

This beautifully presented four bedroom detached house is situated at the end of a quiet cul de sac with glorious countryside views. The accommodation is light and spacious throughout. On the ground floor you will find a spacious entrance hall with stairs rising to the first floor, a study, dining room and spacious living room with fireplace and doors leading to the conservatory. The modern fitted kitchen is well presented with a range of wall and base units, built in appliances and space for a dining table and chairs. From the kitchen, you can also access the conservatory which is a glorious room to enjoy views of the garden and countryside beyond. There is also a cloakroom on the ground floor.

On the first floor is a spacious landing, with useful storage/airing cupboards, There are four good sized bedrooms, and a modern fitted bathroom. The main bedroom has the benefit of built in storage and an ensuite shower room.

## OUTSIDE

The property has a large double driveway which provides parking for three vehicles and gives access to the double garage with electric up and over door, power and light.

The rear garden is a particular feature of this property, offering an excellent degree of privacy and being a lovely size with a variety of established shrubs and borders and raised beds. There is a good sized patio to enjoy the panoramic countryside views towards the blackdown hills

## SERVICES

Mains water on a meter, drainage and electricity. Oil fired central heating.

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

Solar panels, owned by the property.

## DIRECTIONS

From the High Street in Honiton, take the A373 (at the traffic lights) toward Cullompton. Continue for approximately 2 miles to Awiscombe. Proceed into the village, passing the village hall on the right-hand side. Chinston Close will be found after approximately 100 yards with number 6 being the last house in the cul de sac.



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 = 1547 sq ft / 143.7 sq m  
 Garage = 336 sq ft / 31.2 sq m  
 Total = 1883 sq ft / 174.9 sq m  
 For identification only - Not to scale

**Ground Floor**

- Kitchen / Dining Room: 5.00 x 3.63m / 16'5" x 11'11"
- Dining Room: 3.02 x 2.49m / 9'11" x 8'2"
- Sitting Room: 6.40 x 3.45m / 21' x 11'4"
- Conservatory: 4.78 x 2.72m / 15'8" x 8'11"
- Study: 2.57 x 1.91m / 8'5" x 6'3"

**First Floor**

- Bedroom 1: 4.32 x 3.45m / 14'2" x 11'4"
- Bedroom 2: 3.05 x 2.74m / 10' x 9'
- Bedroom 3: 3.56 x 2.51m / 11'8" x 8'3"
- Bedroom 4: 3.05 x 2.67m / 10' x 8'9"

**Garage**

- Garage: 5.69 x 5.49m / 18'8" x 18'

N  
W — E  
S

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1092674



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		79	82
EU Directive 2002/91/EC			

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

honiton@stags.co.uk

01404 45885