



48 Pine Grove



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Honiton, Devon EX14 2HU

Honiton High Street: 0.7 miles Sidmouth: 10.6 miles Exeter: 19 miles

Well presented four bedroom chalet bungalow with garden, garage and driveway parking.

- Detached chalet bungalow
- Landscaped garden
- Countryside views
- Four bedrooms
- Bespoke fitted oak kitchen
- Conservatory
- Garage and Driveway
- Freehold
- Council tax band E

Guide Price £550,000

SITUATION

This well presented chalet bungalow is located close to the heart of Honiton, 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

This well presented detached brick built chalet bungalow with tiled roof is situated in one of Honiton's most favoured residential areas. The accommodation is light and spacious throughout and comprises of, a good sized entrance hallway, large living room with attractive fireplace, and door leading to the kitchen/breakfast room. The kitchen is a bespoke fitted kitchen with granite work tops and attractive Aga, there is also a useful utility room with door leading to the garden, and a personal door into the garage. From the kitchen, the conservatory with underfloor heating can be reached which offers lovely views over the town and to the countryside beyond.

On the ground floor you will also find two double bedrooms and the family bathroom. On the first floor are a further two bedrooms, the largest having the benefit of a recently updated shower room. There is access to the loft space which offers plenty of storage.

OUTSIDE

To the front of the property is a lawned front garden with flower and shrub borders and a driveway leading to the garage with up and over door, light and power.

The well stocked rear garden has a nice sized paved area enjoying lovely views over the town and countryside beyond. Steps down to the lawn with kitchen garden, greenhouse and shed.. There is also a decked area offering an excellent degree of privacy with a hot tub.

SERVICES

Mains water and drainage. Mains electricity and gas fired central heating.

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

DIRECTIONS

From our office on the High Street, head West to the roundabout and take the second exit on to Kings Road (A35), at the top of Kings Road turn right into Waterleat Avenue, take the next right onto Pine Park Road then an immediate right on to Hill Crescent. Take the next right into Pine Grove and the property will be found on the right 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			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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Approximate Area = 1534 sq ft / 142.5 sq m
 Garage = 166 sq ft / 15.4 sq m
 Outbuilding = 63 sq ft / 5.8 sq m
 Total = 1763 sq ft / 163.7 sq m
 For identification only - Not to scale

Ground Floor

- Garage: 5.92 x 2.57m (19'5" x 8'5")
- Utility
- Kitchen: 5.33 x 5.00m (17'6" x 16'5")
- Sitting Room: 4.67 x 4.42m (15'4" x 14'6")
- Conservatory: 3.40 x 3.23m (11'2" x 10'7")
- Bedroom 2: 3.63 x 3.63m (11'11" x 11'11")
- Bedroom 3: 3.63 x 3.63m (11'11" x 11'11")
- Store: 5.51 x 1.04m (18'1" x 3'5")

First Floor

- Bedroom 1: 5.33 x 4.55m (17'6" x 14'11")
- Office: 3.33 x 2.69m (10'11" x 8'10")

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: 1100933