



Finse, Beggars Lane



# Finse, Beggars Lane

Honiton, EX14 1BD

Honiton Town Centre: 0.8 miles Exeter: 16 miles

A unique and individual three split level property with private gardens and driveway parking on a no through lane close to the centre of Honiton.

- Detached Bungalow
- 3 Bedrooms
- Ensuite Shower Room
- Landscaped Gardens
- Driveway Parking
- Sitting Room and Conservatory
- Close to Town Centre
- Freehold
- Council Tax Band E

Guide Price £550,000

## SITUATION

Finse is conveniently situated within walking distance of the historic market town of Honiton, and within reach to the surrounding countryside. 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 16 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

Finse is a unique split level brick and render property with a tiled roof, which enjoys adaptable and spacious accommodation. The reception rooms and conservatory are situated on the south and west elevations and create excellent living and entertainment areas with access to the garden from both the conservatory and the sitting room. The property was extended some years ago to provide a first floor bedroom with excellent eaves storage cupboards, and an en suite shower. There is a dining room on the ground floor, two further ground floor double bedrooms, the main with built in wardrobe, and the second with fitted cupboard and wash basin, a modernised family bathroom and cloakroom.

The sitting room is a lovely room, being double aspect with sliding patio doors and fireplace with marble surround and fitted bookcase. Across the hall the dining room has a bay window to the garden and is open to the conservatory. The kitchen is fitted with a good range of base and wall units, gas hob, electric oven, fitted integral dishwasher, and space for fridge/freezer. The utility room has plumbing for a washing machine. Next to the utility room, the boot room has a door to the outside.

## OUTSIDE

The property is approached from the no through lane via solid timber gates to the concrete parking and turning area. The garden is enclosed via hedges and fences, with mature trees, shrubs and borders, which offer a good degree of privacy. The gardens extend around the house and is predominantly laid to lawn. There is a small vegetable garden and timber shed.

## SERVICES

Mains water, drainage and electricity. Gas central heating. This property has the benefit of standard, superfast or ultrafast broadband. (Ofcom) Three, Vodafone and o2 mobile phone signal available.

## DIRECTIONS

From the centre of Honiton, head west down the High Street. At the roundabout, head south onto Sidmouth Road at the mini roundabout turn right into Beggars Lane and almost immediately after, the drive is on your right.



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 = 1773 sq ft / 164.7 sq m  
For identification only - Not to scale

**Ground Floor**

- Bedroom 1: 4.24 x 4.17m (13'11" x 13'8")
- Bedroom 2: 4.24 x 2.82m (13'11" x 9'3")
- Sitting Room: 5.23 x 4.75m (17'2" x 15'7")
- Kitchen: 6.15 x 4.06m (20'2" x 13'4")
- Dining Room: 5.16 x 2.74m (16'11" x 9')
- Conservatory: 5.16 x 2.13m (16'11" x 7')

**First Floor**

- Bedroom: 3.99 x 3.35m (13'1" x 11'1")

**Energy Efficiency Rating**

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	61	75
E (39-54)		
F (21-38)		
G (1-20)		

England & Wales | EU Directive 2002/91/EC

**RICS Certified Property Measurer**

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