



15, Mount Close



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, Honiton, Devon EX14 1QZ

Sidmouth: 9.4 miles Honiton High Street: 0.6 miles Cullompton:
11.5 miles

Well presented three semi detached family home, with garage and garden.

- Three bedrooms
- Modern kitchen
- Garage
- Council Tax Band C
- Conservatory
- Front and rear gardens
- Freehold

Guide Price £240,000

SITUATION

Mount close is conveniently situated close to 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 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 brick built semi detached with tiled roof family home is situated in a cul de sac close to Honiton town centre, with lovely countryside views. The accommodation comprises, an entrance porch, good size living room overlooking the front garden and with stairs rising to the first floor. There is a well presented modern fitted kitchen with access through to the conservatory. On the first floor there are three bedrooms and the family bathroom.

OUTSIDE

To the rear of the property is a paved garden enjoying views over Honiton, there is a side gate leading to the front garden which is enclosed by fencing, and is laid to lawn with various flowers and shrub borders. There is a single garage located in a nearby block.

SERVICES

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

This property has the benefit of standard (1mbps), superfast (14mbps) or ultrafast broadband (200mpbs). Three, Vodafone and EE and o2 mobile phone signal available both inside and outside. (Ofcom)

DIRECTIONS

From Honiton High Street take a left hand turn onto Mill Street and then a right onto Millhead Road. Mount Close is the second turning on the left, and the property can be found at the end of the cul-de-sac.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 0140442553.



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Approximate Area = 881 sq ft / 81.8 sq m
For identification only - Not to scale

First Floor

- Bedroom 1: 4.22 x 2.69m (13'10" x 8'10")
- Bedroom 2: 3.10 x 2.31m (10'2" x 7'7")
- Bedroom 3: 2.18 x 1.83m (7'2" x 6')

Ground Floor

- Sitting Room: 5.41 x 4.22m (17'9" x 13'10")
- Kitchen: 4.22 x 2.51m (13'10" x 8'3")
- Conservatory: 3.78 x 2.72m (12'5" x 8'11")

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Stags. REF: 1108042



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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