



17, Buttery Road



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Honiton, EX14 2FA

Honiton Station: 0.5 miles Ottery St Mary: 6.2 miles Sidmouth Beach: 9.2 miles

Detached 3 bedroom home in need of updating with garage and views

- Detached
- Garage and parking
- In need of updating
- Freehold
- Front and rear gardens
- 3 bedrooms
- Fantastic views
- Council tax band D

Guide Price £325,000

SITUATION

The property is situated up a short private drive in an elevated position in a lovely small cul-de-sac location on the Southern side of the bustling market town of Honiton, 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, on the southern edge of the Blackdown Hills, a designated AONB, and within easy reach of the Jurassic coast to the south.

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 detached home has lovely elevated views with light accommodation, which would now benefit from a degree of modernisation and updating. The brick and part rendered elevations along with the UPVc double glazing and tiled roof mean the exterior of the house is fairly low maintenance.

The accommodation includes an entrance hall area with WC, opening to a L shape open plan sitting room with feature fire surround and dining area which has patio doors to the rear south/west facing patio. The kitchen has a range of units including stainless steel sink, space for a washing machine and cooker (not in working order). Off the kitchen is a glazed rear porch, which gives access into the back of the garage.

On the first floor are three bedrooms, 2 of which are double rooms with fitted cupboards. There is also a family bathroom. The views from upstairs towards the south west and north and fantastic.

OUTSIDE

The property is approached over a shared private drive (the first part owned by the neighbour below, the higher neighbour has a right of access the next part to their property). There is a tarmac parking area in front of the garage and a front garden of established shrubs and plants.

There is pedestrian access down both sides of the house to the rear south /west facing garden, which has a patio and low brick walling, with paths and a few steps connecting various gravel terraces between numerous shrubs and plants.

GARAGE

Attached to the house, the single garage has an up and over door to the front and a pedestrian door to the rear.

SERVICES

Mains electricity, gas, drainage and water. Gas fired central heating (Boiler replaced in 2021)

This property has the benefit of standard (15Mbps), superfast (46Mbps) or ultrafast broadband (1,000Mbps), Three, Vodafone, EE and o2 mobile phone signal available both inside and outside. (Ofcom)

DIRECTIONS

Turn into Buttery Road, and after about 125 meters, turn left into the drive on the right hand bend.



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 = 835 sq ft / 77.5 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 971 sq ft / 90.1 sq m
 For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1119889



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(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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