



11, Honeysuckle Drive



# 11, Honeysuckle Drive

, Honiton, EX14 2YL

Honiton High Street: 1.4 miles Sidmouth: 8.8 miles Exeter: 17 miles

Well presented four bedroom detached house with garden, garage and driveway. Freehold, Council Tax Band E, EPC - C

- Detached family home
- Private rear garden
- Countryside views
- Freehold
- Four bedrooms
- Garage and driveway
- No through road
- Council Tax Band E

Guide Price £450,000

## SITUATION

Honeysuckle Drive 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 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 well presented detached brick built house with tiled roof is situated in a sought after residential development in Honiton. The accommodation is light and spacious throughout and comprises of a good-sized living room with feature gas fireplace and an archway leading to the dining area with sliding doors out to the pretty rear garden. Fitted kitchen with double electric oven and hob, space and plumbing for washing machine and plenty of cupboards, with doors leading to the integral garage and understairs cupboard. There is also a downstairs WC.

On the first floor, there are four bedrooms, two good sized doubles, one with an ensuite shower room, two smaller bedrooms and the family bathroom. The principle bedroom, with ensuite and fitted wardrobes, offers lovely views over the surrounding countryside.

## OUTSIDE

To the front of the property is a lawned front garden with some mature shrubs, and a paved driveway with parking for two vehicles leading to the garage with an electric roller door, light and power.

The garden to the rear provides a paved patio area, perfect for alfresco dining, along with a few steps leading up to a lawned area, bordered by lovely shrubs, climbers and plants.

## 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, take the Sidmouth road (first exit at the roundabout) and take the second exit at the following roundabout. Then take the third exit at the roundabout, leading onto Old Elm Road. Continue along this road for about half a mile and turn left into Honeysuckle Drive. The property will be found on the left hand side, just after the turning for Heather Close.



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			
(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	

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

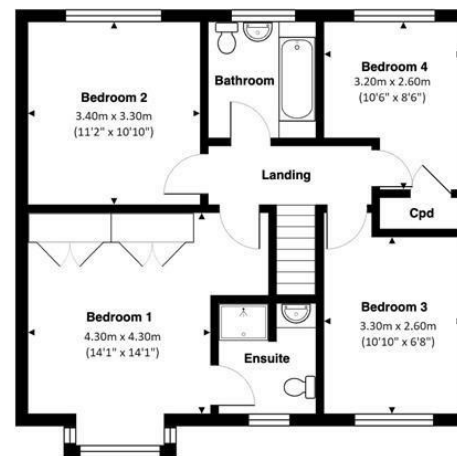
honiton@stags.co.uk

01404 45885

11, Honeysuckle Drive, Honiton, EX14 2YL



Ground Floor



First Floor

Total Area: 125.6 m<sup>2</sup> ... 1352 ft<sup>2</sup>

All measurements are approximate and for display purposes only



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London