



3 Buttery Close



# 3 BATTERY CLOSE

Honiton, Devon, EX14 2FB

Honiton Station: 0.5 mile Ottery St Mary: 6 miles Sidmouth:  
11.1 miles

Well presented three bedroom semi-detached home with enclosed rear garden offering great privacy, detached garage and driveway. EPC C.

- 3 Bedrooms
- Modern kitchen/diner
- Detached garage
- Quiet location
- Freehold
- Well presented throughout
- Enclosed rear garden
- Driveway
- No onward chain
- Council tax band C

Guide Price £320,000

## SITUATION

The property is situated 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

The property is situated in a quiet cul-de-sac location and offers light accommodation throughout. The accommodation includes an entrance porch leading into the spacious lounge with stairs rising to the first floor. The modern kitchen diner is fitted with a range of cupboards and solid wood worktops over, electric oven and hob, stainless steel sink and integrated dishwasher and fridge. There is plenty of space for a dining table, making this space the central hub of the home, with patio doors out to the garden. There is also a side door providing access to the garage and a downstairs cloakroom off the entrance porch.

On the first floor are three bedrooms, two of which are double rooms with fitted wardrobes. The modern family bathroom offers a fitted bath with shower over, WC and wash hand basin with vanity below.

## OUTSIDE

The property benefits from a detached single garage with up and over door, tarmac driveway for one vehicle and alongside is a gravel area providing further parking. The enclosed rear garden offers great privacy and can be accessed via patio doors from the kitchen or a side gate for direct access from the front of the property. The rear garden is mainly laid to lawn bordered by mature shrubs and bushes, with a patio area for outdoor dining and stepping stones leading to a wooden garden room (fully insulated with electric).

## SERVICES

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

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

## 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.



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.



**3, Buttery Close, Honiton, EX14 2FB**

**Ground Floor**

**First Floor**

**Garden Room**

**Garage**

Total Area: 97.2 m<sup>2</sup> ... 1046 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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