



14, Rosemount Lane



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, Honiton, EX14 1RJ

Honiton High Street: 0.7 miles Sidmouth: 9.4 miles Exeter: 16.8 miles

Three bedroom home with pretty garden and driveway parking. EPC D

- Convenient location
- Three Bedrooms
- Garage and off-road parking
- Fitted Kitchen with appliances
- Semi-detached
- Garden
- Freehold
- Council Tax Band C

Guide Price £300,000

SITUATION

Set in an elevated position towards the west of the town, the property is well positioned for access to the facilities in the historic town which is well served with shops, schools, restaurants and public houses, as well as a main line rail station and sports centre.

Honiton enjoys excellent communication links with the A30 dual carriageway providing easy access to the cathedral city of Exeter and the M5 motorway as well as the A303 Exeter/London trunk route. Whilst the Jurassic coast at Sidmouth is readily accessible to the South.



DESCRIPTION

This spacious three bedroom semi detached home is situated in a popular area of Honiton.

Having been lived in for many years and enjoyed by the previous owner this property would now benefit from some modernisation, but offers extremely light and spacious accommodation throughout. On the ground floor is the extremely spacious living room with large window to the front aspect, overlooking the front garden. Double doors lead to the dining room and through the kitchen, which overlooks the lovely rear gardens. The kitchen has a variety of cupboards and work surface, as well as space for appliances and a door leading to the rear garden.

On the first floor are three good sized bedrooms and the bathroom.

OUTSIDE

The gardens are a real feature of this property being, large and mature with a variety of attractive shrubs and borders, and offering an excellent degree of privacy. There is a nice sized patio, with the rest of the garden being laid to lawn.

To the front of the property is a further landscaped garden, driveway parking for several cars and a single garage.

SERVICES

Mains water, electric, drainage and gas. Gas central heating.

Mobile signal from Three, EE, Vodafone and O2 likely. Standard, superfast and ultra fast broadband available (Ofcom)

DIRECTIONS

From Honiton, proceed in a westerly direction and at the mini roundabout turn left signposted Sidmouth. Take the first left at the next mini roundabout in to Rosemount Lane, and the property can be found on the left hand side, opposite the T-junction for Joslin Road.

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 01404 42553.



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Approximate Area = 974 sq ft / 90.4 sq m
 Limited Use Area(s) = 9 sq ft / 0.8 sq m
 Garage = 161 sq ft / 14.9 sq m
 Total = 1144 sq ft / 106.1 sq m
 For identification only - Not to scale

Ground Floor

First Floor

Garage

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1092703



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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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