



3 Kings Mews



3 Kings Mews King

, Honiton, EX14 1DE

Honiton High Street: 0.3 miles Sidmouth: 9.6 miles Exeter: 17 miles

Four bedroom well presented townhouse with parking and courtyard garden. EPC C

- Four bedrooms
- Main bedroom with Ensuite
- Parking
- Freehold
- Modern kitchen
- Town centre location
- Courtyard garden
- Council tax band D

Guide Price £280,000

SITUATION

The property is situated in a lovely small cul-de-sac location close to the centre 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

3 Kings Mews is a lovely four bedroom town house close to the centre of Honiton. This attractive rendered property is well presented and has light and spacious accommodation throughout.

Entering into the property into the hallway with stairs leading to the first floor, the living room can be found on your right. The living room is a lovely space with window overlooking the front aspect. From here, there is access to the modern fitted kitchen which has a variety of cupboards and shelving, proving ample storage and integrated appliances. There are French doors leading out to the south west facing courtyard and a useful downstairs cloakroom/utility room.

On the first floor there are three bedrooms and the family bathroom. The main bedroom is large, double aspect room on the second floor, with the benefit of an ensuite bathroom.

OUTSIDE

There is a small south westerly facing courtyard to enjoy outside searing, with a side gate to provide access to the front of the property.

The property benefits from a private allocated parking space.

SERVICES

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

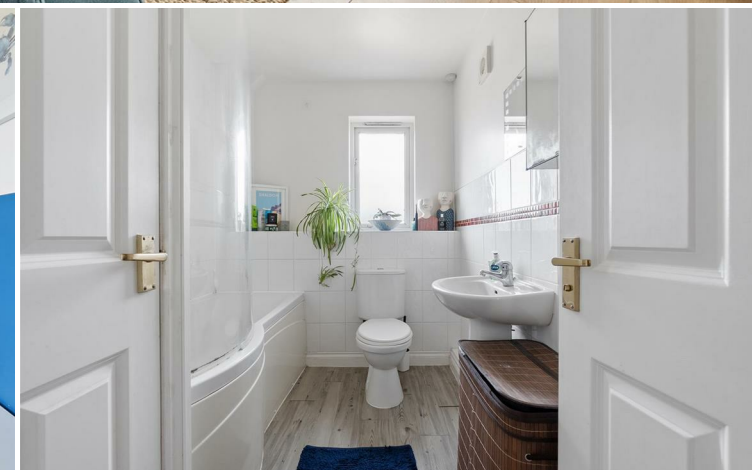
This property has the benefit of standard, superfast or ultrafast broadband, Three, Vodafone, EE and o2 mobile phone signal available both inside and outside. (Ofcom)

DIRECTIONS

Travelling in a Westerly direction along Kings Street in Honiton, Kings Mews can be found on your left hand side.

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.



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, Kings Mews, King Street, Honiton, EX14 1DE

Ground Floor

First Floor

Second Floor

Total Area: 108.2 m² ... 1164 ft²
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		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		78	87
EU Directive 2002/91/EC			

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

honiton@stags.co.uk

01404 45885