



20, Glanvill Way



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, Honiton, Devon EX14 2GE

Honiton High Street 1.3 Miles; Honiton Train Station 1.5 Miles;
Sidmouth 8.7 Miles

Beautifully presented and extended four bedroom detached family home, landscaped garden, driveway parking and garage. EPC C

- Immaculately presented
- Landscaped Garden
- Parking for two vehicles
- Useful Store and Garage
- Freehold
- Light and Spacious Accommodation
- Walking distance of High Street
- Edge of Town location
- No onward chain
- Council Tax Band D

Guide Price £475,000

SITUATION

Glanvill Way is conveniently situated within walking distance of the historic market town of Honiton, conveniently situated on its southern fringes. 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 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 beautifully, well presented and extended property has good sized accommodation offering as a well functioning family home. The entrance porch leads into the sitting room, with stairs rising to the first floor, which has a gas fired stove and Portuguese Limestone mantle surround with window overlooking the front garden, bi-fold doors leading into the dining room which has access to the kitchen and open planned to the light and spacious garden room with both bi folding doors and double doors leading out to the landscaped rear garden and additional light in from the velux windows, making this a great entertaining space.

The kitchen has been extended and designed to bring in a good degree of light with the addition of velux windows, there is a range of drawer and cupboard units with a Belfast Sink and gas fired Range Cooker set within solid oak work surfaces. The utility room has space for appliances and access to the side of the property and the cloakroom. From the Kitchen there is access back through to the sitting room and access to the gym/playroom/study, this is a useful additional space to the property. Accessible to the garage area. Engineered Oak flooring to the ground floor.

On the first floor there are four bedrooms, the master bedroom has an en suite shower room. The newly fitted family bathroom has a modern contemporary free-standing roll top bath and shower over.

OUTSIDE

The property has a driveway for two vehicles in front of the integral garage area, with lawned area to one side and shrub borders with gate access leading down the side of the property to the private and secluded landscaped garden to the rear which is facing in a southerly direction. The patio area provides a relaxing area for unwinding and a dedicated space for entertaining and alfresco dining, the remaining garden is laid mainly to lawn with railway sleepers as borders and an array of shrubs and trees.

Along the other side of the property is a useful shed/store.

SERVICES

Mains gas, electric, water and drainage. This property has the benefit of standard, superfast or ultrafast broadband. (Ofcom) Up to 1000 Mbps. EE, Three, Vodafone and o2 mobile phone signal available.

DIRECTIONS

From Honiton High Street take the first exit onto Sidmouth Road, over the mini roundabout, at the next roundabout take a further first exit and continue across the next. Turn left onto Glanvill Way and the property will be on your right.



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 = 1355 sq ft / 125.8 sq m
 Garage = 65 sq ft / 6 sq m
 Outbuilding = 46 sq ft / 4.2 sq m
 Total = 1466 sq ft / 136 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1111203



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(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		70	80
EU Directive 2002/91/EC			

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