



Finch Cottage



Finch Cottage, Old School House

Court
Honiton, Devon, EX14 1NZ

Honiton Station: 0.3 miles Sidmouth: 9.4 miles Exeter: 17.5 miles

One bedroom terraced cottage in the heart of town. EPC E

- One Bedroom
- Modern Bathroom
- Walking Distance to Shops
- Freehold
- Separate Living Room to Kitchen
- Under Stairs Storage
- Court Yard
- Council Tax Band A

Guide Price £140,000

SITUATION

Finch Cottage is set seconds from Honiton High Street. Honiton combines expected services and amenities with a diverse range of individual shops and superstores such as Tesco, Aldi and Lidl. The town is served by a direct rail service to London Waterloo, A330 provides quick and efficient road access to the cathedral city of Exeter, some 16 miles to the west and junction 29 of the M5 motorway.

Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities. Taunton, the country town of Somerset is approximately 28 miles to the northeast with the A303 and A35 providing alternative cross country road links to London and the south.



DESCRIPTION

Built of rendered elevations and a man made slate roof the property has timber windows. The cottage offers a nice size living room east facing window and a good size under stairs cupboard for storage. Whilst compact, the kitchen has solid work top, Inset sink, with space for washing machine & fridge. There is a fitted electric cooker & range of units.

On the first floor, the bedroom has a built-in wardrobe and has an ensuite bathroom with a shower.

OUTSIDE

The property is set up the Old School House Court street in Honiton, with three other cottages. This property has a west fence closure court yard accessible from the kitchen, within low front and timber walls.

SERVICES

All mains services connected. Electrical central heating (radiators).
Standard, Superfast and Ultrafast broadband available, mobile signal likely with 02, EE and Three (Ofcom).

DIRECTIONS

From the Stags Honiton office turn right up the alleyway, The Old School House Court, and Finch Cottage is the second cottage on your right.

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.



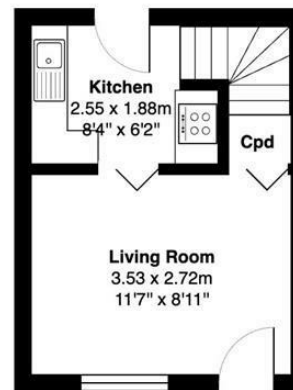
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

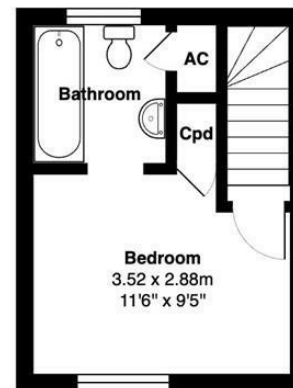
honiton@stags.co.uk

01404 45885

Finch Cottage, 3, Old School Court, Honiton, EX14 1NZ



Ground Floor



First Floor

Total Area: 33.5 m² ... 361 ft²

All measurements are approximate and for display purposes only



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London