



7, Bhutan Close



7, Bhutan Close

, Honiton, EX14 2UP

Honiton Town Centre: 1 mile Sidmouth: 10 miles Exeter: 18 miles

A recently renovated and beautifully presented detached bungalow in a popular residential area of Honiton

- Detached Bungalow
- Modern Kitchen and Bathroom
- Dining Room/Snug
- Garage
- Freehold
- Two Double Bedrooms
- Sitting/Dining Room
- Westerly Facing Garden
- Balcony with Views
- Council Tax Band E

Guide Price £550,000

SITUATION

This immaculately presented split level bungalow is located on the edge of this popular residential area, within easy reach of The Glen and the Millennium Green which is a 6 acre public woodland park in the heart of Honiton. Honiton is a historic market town renowned as an antique centre and famous for lace making, as well as for its weekly street market. The town has a comprehensive range of supermarkets, independent shops and cafes, as well as two primary schools and a community college. The town is served by a mainline rail station with hourly service running from Exeter St David's to London Waterloo, as well as fantastic access to the A30.

The City of Exeter to the west, offers excellent shopping facilities, main line rail link to London Paddington, airport and M5 access.

The Jurassic coast at Beer and Branscombe is an easy drive away, as are the popular coastal towns of Sidmouth and Lyme Regis along this wonderful stretch of coastline, designated as a world heritage site.



DESCRIPTION

This is an immaculately presented brick and block-render built property, under a tiled roof, which was originally built in 1985 and has been recently modernised by the current owners.

The entrance hall provides access to all rooms, with the recently refitted and modernised kitchen/breakfast room which has built in appliances and quartz worksurfaces with views overlooking the garden, The Glen and the surrounding countryside. The dining room/snug has patio doors which lead out on to a good size balcony, suitable for alfresco dining enjoying views overlooking the garden and towards the surrounding countryside which are in a westerly direction providing a wonderful setting for watching the sunsets.

There are two double bedrooms, newly fitted shower room with a double walk in shower and a separate newly fitted cloakroom with WC.

From the entrance hall there are stairs that lead down to the sitting/dining room with feature fireplace and patio doors leading out to a recently fitted patio area.

OUTSIDE

Paved driveway to the front of the property leading to the integral garage. Landscaped garden to the front, designed for ease of maintenance with an access gate down the side of the property to the recently landscaped gardens comprising, lawned area, plenty of mature flower and shrub borders, patio area for entertaining and a new garden shed. The balcony area above provides a good level of shading over the newly fitted patio.

SERVICES

All mains connected. Gas central heating.

Standard, ultrafast and superfast broadband available. O2, Three and Vodafone mobile networks available (Ofcom) O2 and Vodafone data is likely to be limited indoors.

DIRECTIONS

From Honiton High Street, head in an Easterly direction, take the A35 towards Axminster. At the top of the hill turn right into Waterleat Avenue, then take the third right in to Bhutan Close, bear left and the property will be found on the right hand side.



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.



7, Bhutan Close, Honiton, EX14 2UP

Ground Floor

Lower Ground Floor

Total Area: 148.7 m² ... 1600 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	

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

honiton@stags.co.uk

01404 45885