



8, Oak View



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Honiton, Devon EX14 2UD

Honiton Station: 1.4 miles Ottery St Mary: 5.6 miles Sidmouth:
8.5 miles

A spacious detached bungalow set in an elevated position with wonderful views. Freehold, Council Tax Band D, EPC D.

- Detached bungalow
- Wonderful views
- Garage
- Freehold
- Three bedrooms
- Enclosed garden
- Driveway parking
- Council Tax Band D

Guide Price £415,000

SITUATION

Oak View is conveniently situated within walking distance of the historic market town of Honiton, and 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. 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, 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

This well-presented brick built detached bungalow under a tiled roof is situated in an elevated position within a quiet cul-de-sac enjoying countryside views. The accommodation is light and spacious throughout comprising a welcoming entrance hall, a good-sized lounge and modern kitchen. The dual aspect lounge is light and bright with sliding doors out to the garden terrace. The modern kitchen offers plenty of cupboard space for storage, electric oven and gas hob with tiled splashbacks.

There are three double bedrooms, a modern family bathroom with fitted bath and shower over and a separate WC.

OUTSIDE

The rear garden benefits from a raised decked area, perfect for alfresco dining and a brilliant spot to enjoy the rural views. The front garden, and remainder of the rear garden, is mainly laid to lawn.

An integral garage with up and over door and separate rear door offers excellent storage, complete with electric and plumbing for a washing machine. The tarmac driveway provides parking for two vehicles.

SERVICES

Mains electricity, gas, water (metered) and drainage. Gas-fired central heating.

Standard, superfast and ultrafast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

DIRECTIONS

From our office on the High Street, head south-west down the High Street and take the first exit at the roundabout onto Sidmouth Road. Follow this road, taking the second exit at the mini roundabout. At the next roundabout, take the third exit onto Old Elm Road. Oak View is the first road on the left hand side, and if you follow this to the end of the cul-de-sac, number 8 is also found on the left 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.



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Ground Floor

Total Area: 110.5 m² ... 1190 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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