



4, Glanvill Way





# 4, Glanvill Way

, Honiton, EX14 2GE

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

**A well presented four bedroom detached family home, landscaped garden, driveway parking and double garage. EPC D**

- Four bedroom
- Kitchen and Utility
- Sitting Room with Woodburner
- Gardens
- Council Tax Band E
- Ensuite shower and bathroom
- Separate Dining Room
- Double Garage
- Freehold

**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 detached brick built family home, has been updated by the current owners in recent years. The house combines modern living, offering a comfortable and stylish environment.

The kitchen feature a modern style Shaker design, complete with a Range Master cooker, built-in fridge/freezer, and a convenient breakfast bar. This space leads into the utility/boot room, providing practicality and ease for everyday living.

The inviting sitting room boasts a wood-burning stove set on a slate hearth with a wooden effect surround, and patio doors that open onto the rear garden, creating a perfect spot for relaxation. The adjacent dining room, situated between the sitting room and kitchen, offers a natural flow through the home and provides access to the spacious entrance hall. Here, you'll find a cloakroom and a staircase leading to the first floor.

On the first floor, the master bedroom features fitted wardrobes and cupboards, along with an ensuite shower room. There are three additional bedrooms, all well-proportioned, and a family bathroom that serves these rooms.

This beautifully updated home combines modern style with practical living spaces, ideal for family life.

## OUTSIDE

The property features a walled and gravelled garden areas at the front, accompanied by a double-width driveway leading to a double garage.

A side path provides access to the rear garden, which offers both patio and lawned areas, ideal for entertaining and alfresco dining. Additionally, there is a practical storage area located behind the garage.

## SERVICES

Mains water, drainage, gas and electricity.  
Standard, Superfast and Ultrafast broadband available, mobile signal likely outside with Three, EE, Vodafone and 02. (Ofcom)

## 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.



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Ground Floor

First Floor

Double Garage  
5.43 x 5.40m  
17'10" x 17'9"

Total Area: 142.8 m<sup>2</sup> ... 1537 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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