



31, Orchard Way



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Honiton, Devon EX14 1HQ

Honiton High Street: 0.4 miles Axminster: 9.9 miles Seaton: 11.3 miles

Two bedroom detached bungalow with garden, garage and driveway parking, close to the town centre.

- Detached bungalow
- Utility room
- Gardens to front and rear
- Freehold
- Kitchen/dining room
- Close to the town centre
- Garage & driveway
- Council Tax Band D

Guide Price £340,000

SITUATION

Situated in the picturesque town of Honiton, 31 Orchard Way offers a peaceful residential setting while being just a short walk or drive from a variety of local amenities, schools, and transport links. Honiton is well-known for its charming antique shops, stunning surrounding countryside, and convenient access to the beautiful East Devon coastline. Local amenities are close by, including supermarkets, independent shops, schools, and leisure facilities, all within easy reach.

The area benefits from excellent transport connections, including easy access to the A30 and Honiton Railway Station, which offers direct services to Exeter and London.



DESCRIPTION

Situated in the sought-after Orchard Way, this beautifully presented two bedroom bungalow offers the perfect blend of comfort and convenience, situated just a short distance from the town centre.

Upon entering the property, you are greeted by a spacious and welcoming hallway, with access to the main living areas. The generously sized living room features a charming fireplace and a large front-facing window, allowing natural light to fill the space and create a warm, inviting atmosphere. The kitchen is well-appointed with fitted appliances and ample counter space, providing both style and functionality. Adjoining the kitchen is a dining area that easily accommodates a family dining table, making it ideal for both everyday meals and entertaining. A small utility area adds practicality to the home, offering additional space for storage and laundry.

The bungalow boasts two well-proportioned bedrooms, including a spacious master bedroom with plenty of storage potential. The second bedroom is equally versatile, offering extra space for guests, a home office, or hobbies. Completing the layout is a modern family bathroom, equipped with contemporary fixtures and a comfortable layout.

OUTSIDE

Outside, the property boasts a well-maintained private garden that serves as a perfect spot for relaxation and outdoor entertainment. The garden features a lawn and patio area. At the front of the house, there is off-road parking for two vehicles as well as a single garage, providing additional storage or parking options.

SERVICES

Mains electricity, water and drainage. Night storage heating.

Standard, Superfast and Ultrafast broadband available (Ofcom). Jurassic Fibre is also available. Mobile phone signal available with EE, Vodafone, Three and 02 (Ofcom).

DIRECTIONS

From our Stags office, head south-west on the High Street and turn left into New Street. After approximately 160 yards, turn left onto Queen Street and continue along this road for 100 yards. Turn right into Orchard Way and number 31 will be about 45 yards along 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: 88.2 m² ... 949 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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