



7, Durbin Close



# 7, Durbin Close

, Honiton, EX14 2WB

Honiton Station 0.4 miles, High Street 0.7 miles; Sea Front (Sidmouth) 10 miles

A beautifully presented detached family home located in a sought-after area, featuring a landscaped garden, driveway parking, and a double garage.

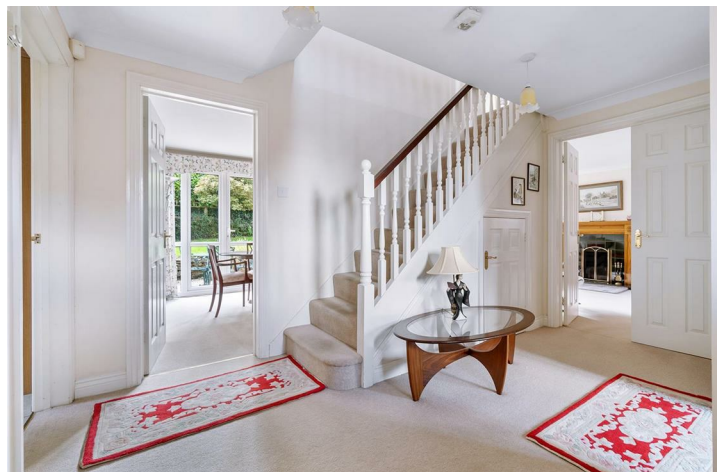
- Four Bedrooms
- Accessible Location
- Downstairs WC
- Freehold
- Double Garage
- Three Reception Rooms
- Garden
- Council Tax Band F

Guide Price £535,000

## SITUATION

Durbin Close 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 well-presented, large family home is situated in a highly desirable area of Honiton, offering a peaceful setting with charming countryside views. The property has been in the same family for many years and has been well-maintained throughout. The light-filled, spacious layout includes a welcoming ground floor with a generous hallway leading to various rooms. The kitchen is well-appointed with ample cupboard space and work surfaces, while the separate dining room features doors that open directly onto the garden, creating a seamless indoor-outdoor flow. Adjacent to the kitchen is a utility room offering additional storage and appliance space. The sitting room is a bright, double-aspect space with a fireplace and access to the garden, and it connects to the dining room through double doors. Also on the ground floor is a cloakroom and a sizable study, which could easily be used as a fifth bedroom if needed.

Upstairs, there are four well-proportioned bedrooms. The main bedroom stands out for its size, offering fitted wardrobes and an ensuite bathroom. The first-floor hallway is also spacious, and there is a well-appointed family bathroom.

## OUTSIDE

The large, landscaped garden wraps around the house, providing privacy and space for vegetable patches, a lawn, and patio areas. At the front, there is a small garden with established plants and a path to the front door. The property includes a detached double garage with power and lighting, as well as driveway parking for at least two cars.

## SERVICES

Mains water, drainage, electric and gas. Gas fired central heating.

The property has the benefit of Standard, Superfast or Ultrafast (Fibre up to 1000 mbps) broadband, EE, Three, O2 and Vodaphone mobile phone coverage outdoors (Ofcom)

## DIRECTIONS

From the Stags Honiton Office, turn left down the Highstreet, and turn left again to go up New Street. Continue on this road until the top, where you will reach a mini roundabout. Take a left turn on to Waterleat Avenue. Durbin close if the second turning on the right. Number 7 is directly in front of you.



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  
5.10 x 5.02m  
16'9" x 16'6"

Total Area: 165.3 m<sup>2</sup> ... 1779 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		84
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(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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