



39, Dowell Street





# 39, Dowell Street

, Honiton, EX14 1LZ

High Street (Honiton): 0.4 miles Sea Front (Sidmouth): 9.7 miles  
Exeter: 17.9 miles

Three bedroom semi detached family home, with driveway parking and large garden. EPC D

- Three bedrooms
- Two receptions rooms
- Driveway parking for several cars
- Freehold
- Modern kitchen/breakfast room
- Close to Honiton town centre
- Large level garden
- Council Tax Band B

Guide Price £300,000

## SITUATION

Dowell Street 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 three bedroom double fronted rendered family home is situated within walking distance of the centre of Honiton.

The accommodation is light and spacious throughout, with an entrance hallway leading to both good sized reception rooms. The living room has a feature fireplace and doors leading to the garden, and the dining room goes through to the modern kitchen/breakfast room and downstairs cloakroom, which in turns leads back to the living room.

The kitchen offers a variety of built in cupboards and ample work top space, there is space for appliances, such as a range cooker and American fridge/freezer.

On the first floor are three good sized bedrooms and the family bathroom, two of which, have original fireplace features.

## OUTSIDE

To the rear of the property is a large level garden, predominantly laid to lawn with patio areas and gravelled pathways., There is a further pretty landscaped garden to the front.

Large double gates lead to the garden from the driveway, where there is parking for several cars.

## SERVICES

Mains gas, electric, water and drainage. This property has the benefit of standard, superfast or ultrafast broadband. (Ofcom) Up to 1000 Mbps. EE, Three, Vodafone and o2 mobile phone signal available.

## DIRECTIONS

From the Stags Honiton office, turn left down the High Street and towards the traffic lights. At the traffic lights, turn right onto Dowell Street. Continue down this road for around 350 yards, and the property can be found on your right, opposite Layzell Funeral Services.

What3words: ///from.sunset.larger





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.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current		Potential
		78
		63
England & Wales		
EU Directive 2002/91/EC		

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

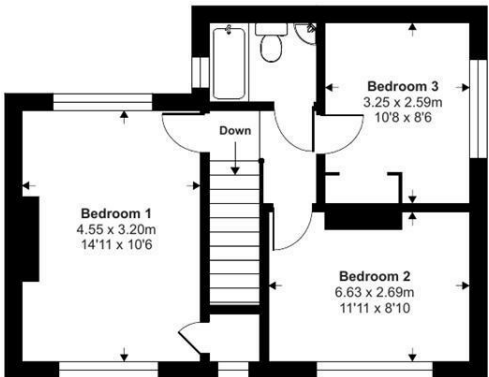
honiton@stags.co.uk

01404 45885

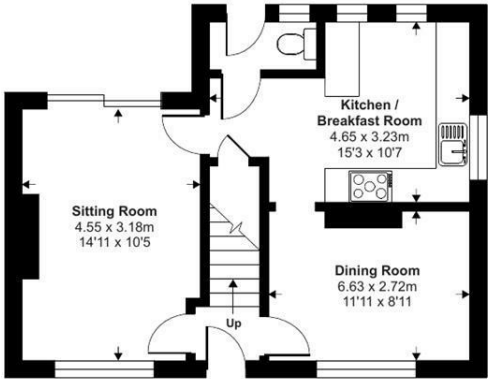


Approximate Area = 940 sq ft / 87.3 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1134282



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