



10 Central Place



10 Central Place

High Street, Honiton, EX14 1LP

2 bedroom semi detached home in a tucked away quiet spot behind the high street in this select development

- Built in 2022
- Tucked away location
- Private front garden
- Freehold
- Standard construction
- Well presented
- High levels of insulation
- Council Tax Band B

Guide Price £185,000

SITUATION

Located in this select development tucked away just moments behind the high street in the centre of Honiton, the property is readily accessible to the central facilities within the town.

Honiton combines expected services and amenities with a diverse range of individual shops and superstores such as Tesco, Aldi and Lidl. The town is served by a direct rail service to London Waterloo, A30 provides quick and efficient road access to the cathedral city of Exeter, some 16 miles to the west and junction 29 of the M5 motorway.

Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities. Taunton, the county town of Somerset is approximately 28 miles to the northeast with the A303 and A35 providing alternative cross country road links to London and the south.



DESCRIPTION

Built in 2022 and wonderfully presented, this semi detached property is of standard masonry construction with high levels of insulation an energy saving features including LED lighting and waste water heat recovery.

ACCOMMODATION

The accommodation includes an entrance hallway with WC and understairs cupboard, in to the open plan living room opening to the front garden with Kitchen area comprising a range of modern fitted wall, base and drawer units, worksurface with stainless steel sink unit, electric cooker, electric hob with extractor over, space for fridge freezer and washing machine.

On the first floor are two bedrooms, the largest is a good size double room, the second bedroom is a single/study. There is a family bathroom with white suite comprising bath with shower over, shower screen, vanity unit wash hand basin and WC, heated towel rail.

OUTSIDE

To the front of the property is an easy to maintain gravel seating area.

There is no parking with the property however annual permits are available from East Devon District Council for the nearby Lace Walk Car Park.

WARRANTY

The property benefits from the remainder of a 10 year LABC structural warranty until 24th May 2032

SERVICES

Mains water, drainage and electric. Electric heating (radiators). Standard & Superfast (up to 80 Mbps) mobile signal likely with 02, EE and Three (Ofcom).

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.



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.



Approximate Area = 526 sq ft / 48.8 sq m
 Limited Use Area(s) = 32 sq ft / 3 sq m
 Total = 558 sq ft / 51.8 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Stags. REF: 1198764



Energy Efficiency Rating	
Current	Potential
80	95
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

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

honiton@stags.co.uk

01404 45885