



90, Chestnut Way



STAGS

90, Chestnut Way

, Honiton, EX14 2XF

Exeter - 16.7 miles, Axminster - 10 miles, Chard - 13.8 miles

90 Chestnut Way is a refurbished two-bedroom mid-terrace home featuring a well-presented living room, modern kitchen with garden access, two double bedrooms, and an updated bathroom. Immaculate throughout, it benefits from new electrics and a high-quality finish. EPC C

- Modern fitted kitchen
- Two bedrooms
- Spacious living room
- Garden with patio area
- Freehold
- Well presented throughout
- Modern fitted bathroom
- Allocated Parking for two cars
- Storage shed
- Council Tax Band A

Guide Price £225,000

SITUATION

Honiton is a charming market town on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty. Just 10 miles away is Sidmouth, part of the stunning Jurassic Coast and a natural World Heritage Site, offering spectacular landscapes nearby.

The town features a range of independent shops, cafes, and essential amenities, including two primary schools and a secondary school, making it ideal for families.

Honiton's excellent transport links add to its appeal. The railway station offers a direct service to London Waterloo, while the A30 provides quick access to Exeter. Exeter connects to the M5 motorway, has a mainline rail service to London Paddington, and hosts an international airport. Taunton, 28 miles northeast, offers additional amenities and road links, including the A303 and A35, for cross-country travel.

With its scenic beauty, convenient amenities, and great connectivity, Honiton offers the perfect mix of rural charm and modern accessibility.



DESCRIPTION

90 Chestnut Way is a charming two-bedroom mid-terrace property that has been meticulously refurbished to a high standard by its current owner. The home boasts an immaculate interior, featuring a well-presented living room that offers a warm and inviting space. The modern kitchen is thoughtfully designed, providing contemporary finishes and direct access to the garden, enhancing its functionality and appeal. Upstairs, the property comprises two generously sized double bedrooms, both tastefully decorated to maintain the home's stylish and comfortable ambiance. The bathroom is equally well-presented, reflecting the care and attention given to the refurbishment. With new electrics and exceptional maintenance throughout, this makes a charming home.

OUTSIDE

To the rear of the property is a charming private garden, with patio area for seating and a raised lawned area with artificial lawn. There is a useful shed for storage. The property benefits from two allocated parking spaces.

SERVICES

Mains water, electricity and drainage. and gas. Gas central heating. Underfloor heating in the bathroom.

Standard, Superfast and ultrafast broadband available. Mobile signal likely outside with Three, EE, Vodafone and O2. (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.



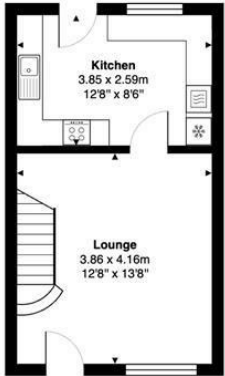
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

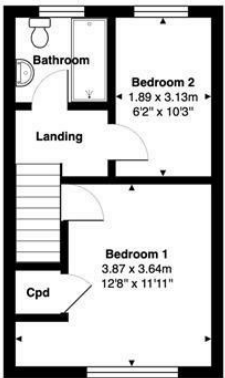
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Ground Floor



First Floor

Total Area: 53.4 m² ... 575 ft²
All measurements are approximate and for display purposes only