



Cowley Lodge Exeter Road



**STAGS**



# Cowley Lodge Exeter Road

, Honiton, Devon, EX14 1AU

Exeter 18 Miles; Honiton Train Station 1 Mile; Sidmouth 8.6 Miles

A 3 bedroom detached house in need of refurbishment ideally located close to the town centre, with single garage, ample parking, front and rear gardens and no onward chain.

- Detached House
- Conservatory
- In Need Of Refurbishment
- No Onward Chain
- EPC C
- 2 Reception Rooms
- 3 Bedrooms
- Large Attic Space With Velux
- Freehold
- Council Tax Band E

## Offers In Excess Of £400,000

Cowley Lodge is ideally located close to the town centre of Honiton, which lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty. Just 10 miles from the stunning Jurassic coast, itself a natural World Heritage Site. The town has a comprehensive range of independent shops and cafes, as well as two primary schools and secondary schools. 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. As well as easy access to the M5 motorway.

A 3 bedroom detached property in need of refurbishment and no onward chain. In brief the property comprises of a covered porch, an entrance hall leading to a generous sitting room with bay window to front aspect and feature fire place. The kitchen features wall and base units with door out into a rear porch. The dining room with window to side aspect opens out through patio doors into a conservatory and then out into the garden. Upstairs there are three bedrooms and a family bathroom. The master bedroom features a bay window and built in cupboard, there is also a useable large attic room accessed via a ladder and loft hatch with Velux window.

Outside the rear garden is south facing and is laid mostly to lawn, adjacent to the back door is a store/utility with power and light, storage shelves, sink with space and plumbing for utilities. To the front set back from the road there is a single garage, private driveway with space for turning and parking for several vehicles and an area of lawn.

All mains services connected. Fibre broadband (up to 1,000 Mbps via AllPoints Fibre, Openreach, nexfibre) and mobile coverage outside and likely inside via EE, Three, Vodafone and O2 (OFCOM).

What3words: ///winner.risen.agent

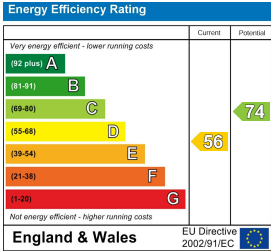








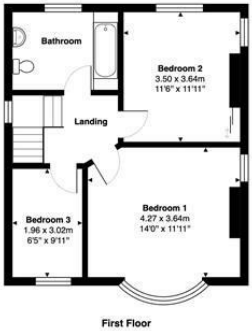
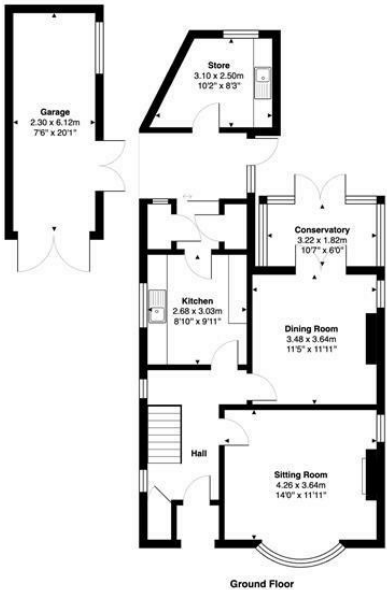
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Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk  
01404 45885

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Total Area: 121.9 m<sup>2</sup> ... 1312 ft<sup>2</sup> (excluding garage)  
This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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