



11 George Street



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Honiton, Devon, EX14 1NJ

Honiton High Street 0.2 miles; Honiton Station 0.9 miles; Sidmouth 9.4 miles

A three bedroom semi detached home, close to the town centre, in need of modernisation

- Three Bedrooms
- Off Road Parking
- Accessible Location
- Council Tax Band A
- Front and Rear Gardens
- In Need of Modernisation
- Freehold
- EPC D

Guide Price £182,500

SITUATION

George Street is conveniently located just off Honiton High Street, walking distance to Allhallows Park, leisure centre, a range of cafes and supermarkets. 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 Exeter. Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities.

DESCRIPTION

The ground floor comprises a bright living room to the front, with a kitchen positioned to the rear with additional access to the rear garden and a ground floor bathroom. Upstairs, the property offers three good sized bedrooms.

OUTSIDE

To the front of the property is a lawned garden and off road parking for one vehicle. To the side are raised garden beds. The rear garden is south facing designed with low maintenance in mind and features patio slabs and gravelled areas, along with a greenhouse and detached outbuilding comprising a store and external W.C.

AGENTS NOTE

Please note that this property is a Cornish Unit of non-standard construction, built using pre-cast reinforced concrete (PRC) panels, Mansard-style roof and tile cladding. Buyers are advised to seek specialist mortgage and insurance advice before proceeding.

SERVICES

All main services connected. Gas fired central heating. Standard, Superfast and Ultrafast broadband available. Good mobile signal outside and in home (Ofcom, 2025).

What3Words: ///modest.clever.slice





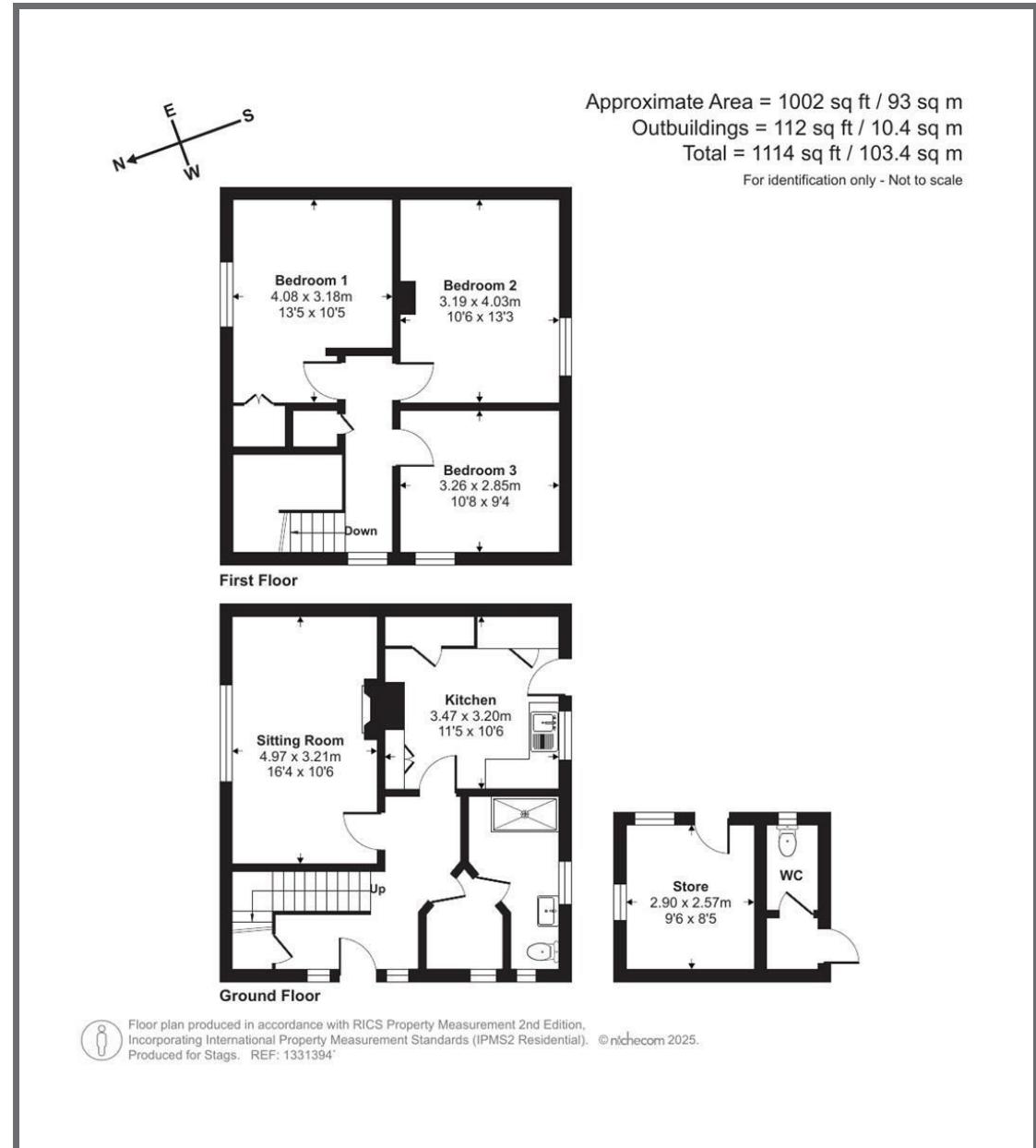
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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-80) B	
(69-68) C	
(55-68) D	
(39-54) E	
(21-38) F	
(11-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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

honiton@stags.co.uk
01404 45885



@StagsProperty

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