



11 George Street



**STAGS**



# 11 George Street

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 mains 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









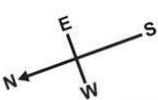
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



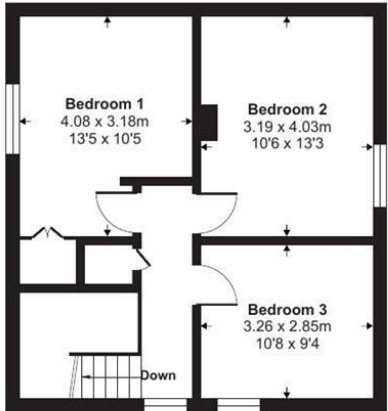
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

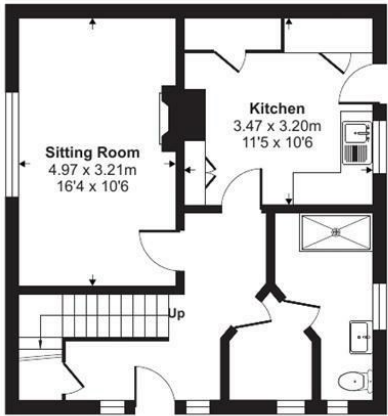
honiton@stags.co.uk  
01404 45885



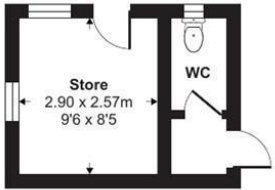
Approximate Area = 1002 sq ft / 93 sq m  
Outbuildings = 112 sq ft / 10.4 sq m  
Total = 1114 sq ft / 103.4 sq m  
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1331394



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