



2B Northcote Lane



2B Northcote Lane

, Honiton, EX14 1NH

Town Centre: 0.1 miles; Sidmouth: 10 miles

A three bedroom townhouse located just off the High Street

- Three Double Bedrooms
- Two Reception Rooms
- Courtyard Garden
- Freehold
- EPC C
- En-suite and Family Bathroom
- Modern Kitchen
- Two Parking Spaces
- Council Tax Band D

Guide Price £375,000

The property is ideally positioned just off Honiton High Street providing easy access to a range of independent shops, main amenities and services. The historic market town of Honiton lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty and is just 10 miles from the stunning Jurassic Coast at Sidmouth. 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 and junction 29 of the M5 motorway. Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping, cultural and leisure facilities.

The property is arranged to maximise natural light and a sense of space throughout. The entrance hall opens into a versatile reception room, ideal as either a dining room or an additional sitting room, with patio doors connecting to the garden. The contemporary open plan kitchen is well appointed with integrated appliances, complemented by a practical utility area and cloakroom. On the first floor, a spacious sitting room enjoys patio doors opening onto a balcony, creating an ideal spot to relax and take in the outlook. A double bedroom to the front and a family bathroom complete this level. The second floor offers two further well proportioned double bedrooms, served by a Bathroom.

The property enjoys a south-facing courtyard garden, perfectly positioned to capture the sun throughout the day and providing an inviting space for alfresco dining and outdoor entertaining. There are two allocated parking spaces.

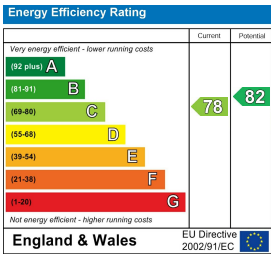
Mains water, electric, drainage and gas. Gas fired central heating. The ground floor benefits from underfloor heating. Mobile signal likely outside with Three, O2, Vodafone and EE. Standard, Superfast and Ultrafast (1000mbps) broadband available (Ofcom).

What3Words: ///broom.basis.could





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.



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

honiton@stags.co.uk
01404 45885

2b, Northcote Lane, Honiton, EX14 1NH



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.



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London