



6, Newlands



6, Newlands

, Honiton, Devon EX14 1QL

Sidmouth: 10 miles; Exeter City Centre: 17.7 miles

A well presented character cottage with parking, in the heart of Honiton.

- Two double bedrooms
- Cottage style kitchen
- Garden to rear
- Freehold
- Sitting room with fireplace
- Bathroom
- Allocated parking space
- Council Tax Band A

Guide Price £235,000

SITUATION

Ideally positioned just off Honiton High Street, the property enjoys a convenient setting within easy walking distance of the town's excellent range of amenities. Honiton benefits from superb transport links, including a mainline rail service to London Waterloo and swift access to Exeter via the A30.



DESCRIPTION

A charming brick built cottage under a slate roof, offering well presented accommodation arranged over two floors. The entrance hall opens into a sitting room featuring an attractive ornate fireplace, while the fitted cottage style kitchen provides a homely space with a Belling range cooker and room for dining. On the first floor there are two double bedrooms and a family bathroom.

OUTSIDE

To the rear lies a delightful cottage style garden with two useful storage sheds. The property also benefits from an allocated parking space.

SERVICES

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

AGENTS NOTE

There is a historical right of access to the rear of the property, providing access to the neighbouring cottages along the row.

DIRECTIONS

What3Words: ///bride.begin.curve



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.



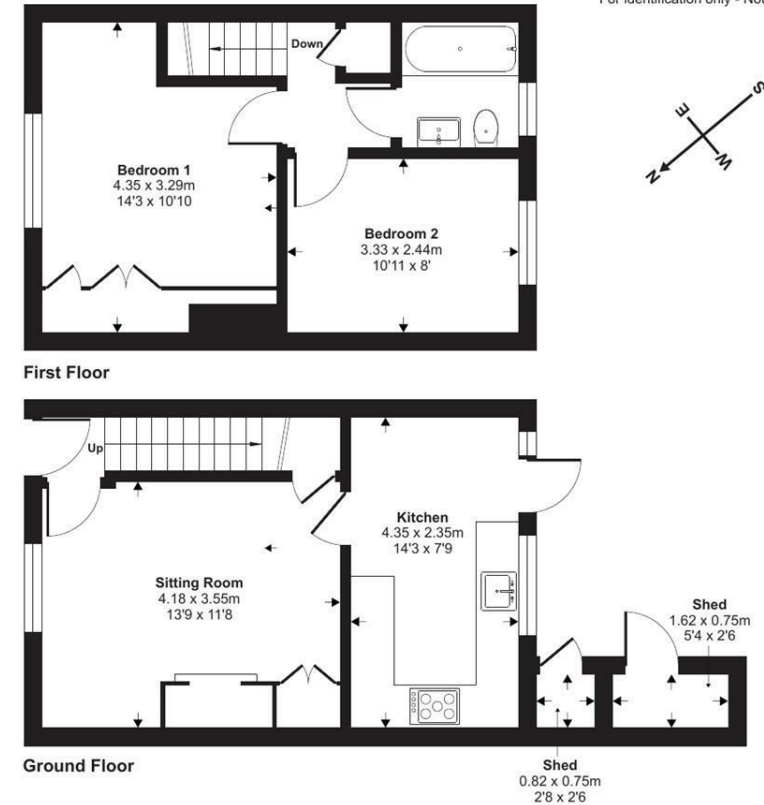
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	74
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 626 sq ft / 58.1 sq m
Outbuildings = 20 sq ft / 1.8 sq m
Total = 646 sq ft / 59.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1362601



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