



7 Ferndale Close



**STAGS**

# 7 Ferndale Close

Honiton, EX14 2YN

Honiton Station 1.9 miles: Sidmouth 9.1 miles: Exeter 16.7 miles

A beautifully presented and contemporary designed bungalow located on the edge of Honiton

- Three Bedrooms
- Kitchen/diner
- Study and Utility
- Driveway
- Council Tax Band D
- Sitting Room
- Bathroom and En-suite
- Gardens to Front and Rear
- Freehold

## Guide Price £475,000

**SITUATION:** Enjoying a peaceful position at the end of a quiet residential cul-de-sac, this property is ideally placed within easy reach of Honiton's bustling town centre and its excellent range of amenities. The town offers superb transport links, including a mainline rail service to London Waterloo and quick access to Exeter and the M5 via the A30.

**DESCRIPTION:** This attractive 1980s brick built bungalow with tiled roof. has been thoughtfully updated by the current owners to offer stylish and versatile accommodation. The entrance opens into a light and airy open plan study and family area, which could easily be reconfigured as an additional bedroom if required. The sitting room flows seamlessly into the modern kitchen/dining room, complete with integrated appliances and ample space for entertaining. There are two further bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom and a useful utility room.

**OUTSIDE:** To the front, a private driveway provides generous parking alongside an area of lawn. The rear garden is mainly laid to lawn and features a large patio, perfect for outdoor entertaining and al fresco dining, bordered by well stocked flowerbeds and mature planting.

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

**AGENTS NOTE:** Two Oak trees to the front of the property have tree preservation orders.

**DIRECTIONS:** What3Words: ///permit.drones.herd





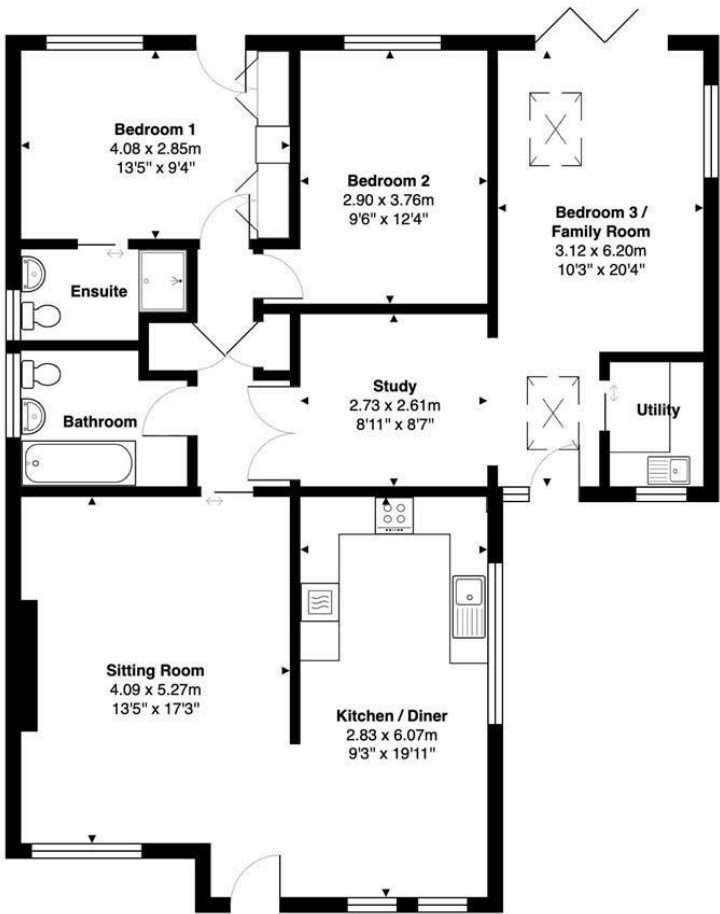
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      |                         |
| (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



Ground Floor

Total Area: 110.4 m<sup>2</sup> ... 1188 ft<sup>2</sup>

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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