



Pumula



# Pumula

Langford Road, Honiton, Devon EX14 1QA

Honiton High Street 0.2 Miles; Exeter 17.5 Miles; Sidmouth 9.9 Miles

**A detached family home with driveway and gardens in accessible location**

- No onward chain
- Three Bedrooms
- Light and spacious accomodation
- Council Tax Band D
- Detached family home
- Landscaped Gardens
- Freehold

Guide Price £425,000

## SITUATION

The popular market town of Honiton provides primary and secondary schooling, a sports and leisure centre with swimming pool and a range of restaurants, cafes, shops and supermarkets. Honiton lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty just 10 miles from the stunning Jurassic coast at Sidmouth, itself a natural World Heritage Site.

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 the cathedral city of Exeter. Some 17 miles to the west is Junction 29 which provides access to the M5 motorway. Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities. Taunton, the county town of Somerset is approximately 18 miles to the northeast with the A303 and A35 providing alternative cross country road links to London and the south.



## DESCRIPTION

Pumula is a detached three bedroom family home, being offered to the market with no onward chain. This property has been lovingly in the same family for many years, and whilst the property would benefit from some internal modernisation, this family home offers a lot of potential and has been well looked after. Situated in a convenient location close to Honiton town centre, Pumula has a large welcoming entrance hallway with wooden flooring, and stairs leading to the first floor, there is an excellent sized living room with patio doors leading to the landscaped garden and further window to the side aspect, making a very light and airy room. The kitchen has an aga, a range of built in cupboards, with sink overlooking the garden. There is a utility room, downstairs cloak room and a further room forming part of the extension which is currently used as the dining room. On the first floor are three double bedrooms, a bathroom and separate WC.

## OUTSIDE

The beautifully landscaped gardens are a real feature of the property, they have been carefully maintained with well established shrubs, borders and trees and wrap around the property. Most of the garden is laid to lawn, with a patio area for seating and a useful storage shed.

To the front of the property is a front garden, driveway parking and the single garage.

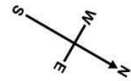
## DIRECTIONS

From Honiton High Street turn down Langford Road, the property is the second to last house on the left hand side of this road.

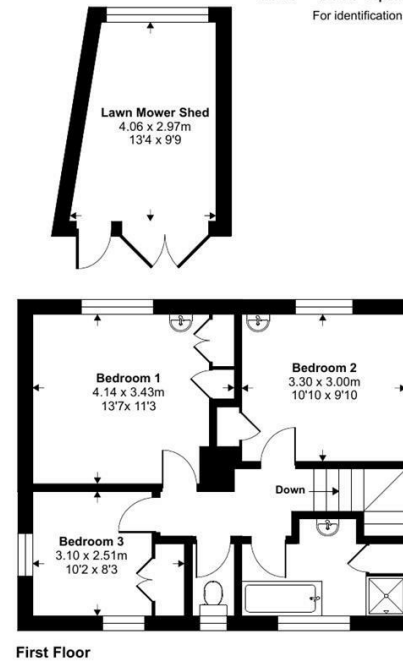
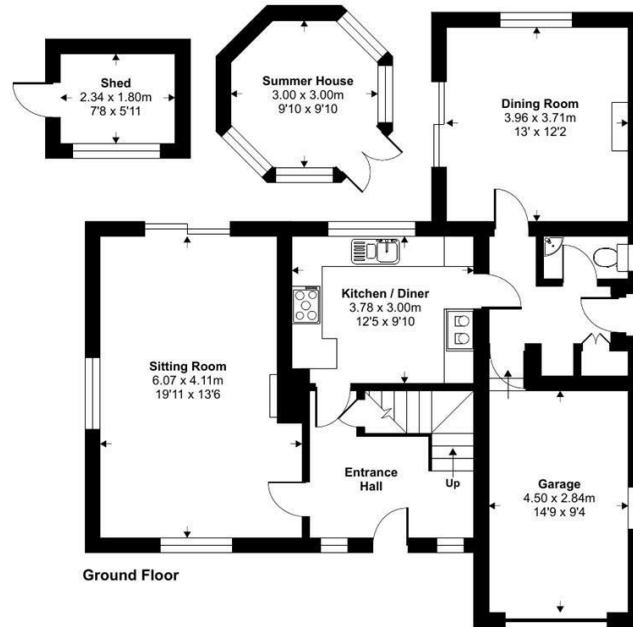
## SERVICES

Mains water, electric and drainage. The central and water heating is Gas.





Approximate Area = 1260 sq ft / 117 sq m  
 Garage = 143 sq ft / 13.3 sq m  
 Outbuildings = 242 sq ft / 22.5 sq m  
 Total = 1645 sq ft / 152.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Stags. REF: 1000197

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			80
(69-80) C			
(54-68) D		53	
(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



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London