

HUNTERS®

HERE TO GET *you* THERE



Honiton Road

, Exeter, EX1 3ED

£1,350 Per Month

3 2 1 D

Council Tax: D

The floor plan is divided into two main sections: the Ground Floor and the 1st Floor.

GROUND FLOOR:

- Utility Room:** Located at the top left, adjacent to the Conservatory.
- Kitchen:** Located below the Utility Room.
- Dining Room:** A large central room, partially obscured by the 'HUNTERS' watermark.
- Lounge:** A large room at the bottom, also partially obscured by the watermark.
- Conservatory:** Located at the top right, adjacent to the Utility Room.
- Shower Room:** Located between the Utility Room and the Dining Room.
- Upstairs:** A staircase labeled 'UP' is located near the Kitchen and Dining Room.
- Hallway:** A small hallway is located near the bottom left, adjacent to the Lounge.

1ST FLOOR:

- Bathroom:** Located at the top left of the 1st floor.
- Bedroom 2:** A large bedroom located at the top right.
- Master Bedroom:** A large bedroom located at the bottom right.
- Bedroom 3:** A bedroom located at the bottom left, partially obscured by the watermark.
- Landing:** A central landing area with a staircase labeled 'UP'.

A large, semi-transparent watermark reading 'HUNTERS' is overlaid across the center of the plan, spanning the Dining Room and Lounge areas on the Ground Floor and the Landing and Bedroom 3 area on the 1st Floor.

A map of the Birchy Barton area. The map shows several roads including Whipton Rd, Honiton Rd, and Rydon Ln. A red pin is located in the center of the map, marking the location of Birchy Barton. Other nearby locations include Whipton, Monkerto, Heavitree, Wonthor, and Sandy Park. The map also shows a river and some green spaces. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2018/2002 (EU EED)

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	77
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2018/2002 (EU EED)

England & Wales

Please contact our Hunters Exeter Office
on 01392 340130 if you wish to arrange a viewing appointment
for this property or require further information.

- 3 Bedroom Semi Detached House
- Heavitree Location
- Unfurnished
- Spacious reception room
- Two modern bathrooms
- Charming 1930s architecture
- Close to local amenities
- Easy access to transport
- Ideal family home

Located on the charming Honiton Road in Exeter, this delightful 1930s house offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts two bathrooms, ensuring convenience for all residents and guests alike. The thoughtful layout maximises space and functionality, making it a comfortable haven for everyday life.

Exeter is known for its rich history and vibrant community, and this property is ideally situated to take advantage of all that the area has to offer. With local amenities, schools, and parks within easy reach, you will find everything you need just a stone's throw away.

This charming home, with its period features and modern comforts, presents an excellent opportunity for those looking to settle in a desirable location. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Tenure:
Lease Years Remaining:
Annual Ground Rent:
Review Period:
Review Increase:
Service Charge:
Shared Ownership:
Ownership Share: