



SOUTHGATE

ESTATES

*96 Honiton Road,  
Exeter, Devon, EX1 3EE*  
£650,000



## Four Bedrooms, Large Driveway, Enclosed Garden, Detached House, Well-Presented, Desirable Location

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This substantial 1930's detached property offers spacious living accommodation with four bedrooms and three reception rooms. The property is situated on the edge of Heavitree and Broadfields with easy access to both Exeter City Centre and to the M5 motorway via regular local bus routes and is also within walking distance of local primary and secondary schools. The property is also only a short journey from nearby supermarkets and other conveniences.

On the ground floor, the internal accommodation briefly comprises an entrance porch and hallway, a living room with bay window to the front, a generous office/family room, and a recently fitted kitchen diner. There is also a multi-functional garden room to the rear, and a utility room. Upstairs are the four bedrooms with an en suite to bedroom two, and the main bathroom. The property also benefits from a good-sized garden to the rear, and ample off-road parking to the front.





Ground Floor Doors open to the welcoming entrance porch and hallway which features a staircase rising to the first floor incorporating built-in storage below, as well as doors to each of the main rooms. The living room is complemented by wood flooring, and a bay window to the front aspect, as well as a window to the side allowing ample natural light. A focal point of the room is the gas fireplace with fitted shelving into the alcoves. The recently fitted kitchen diner contains a range of stylish wall and base units with fitted worktops, a matching upstand and a 1.5 bowl composite sink and drainer unit with a mixer tap over. Integrated appliances include a double eye-level oven with a separate five-ring gas hob and extractor hood over, as well as a dishwasher and a fridge freezer. Access is provided to the convenient utility room situated behind the kitchen, as well as to the pleasant garden room, with a feature log burner, and doors out to the garden. Finally on the ground floor, is a generously proportioned study/family room. This space provides a multi-functional extra reception room with windows to the front and side aspects. There is also a downstairs cloakroom to the side.



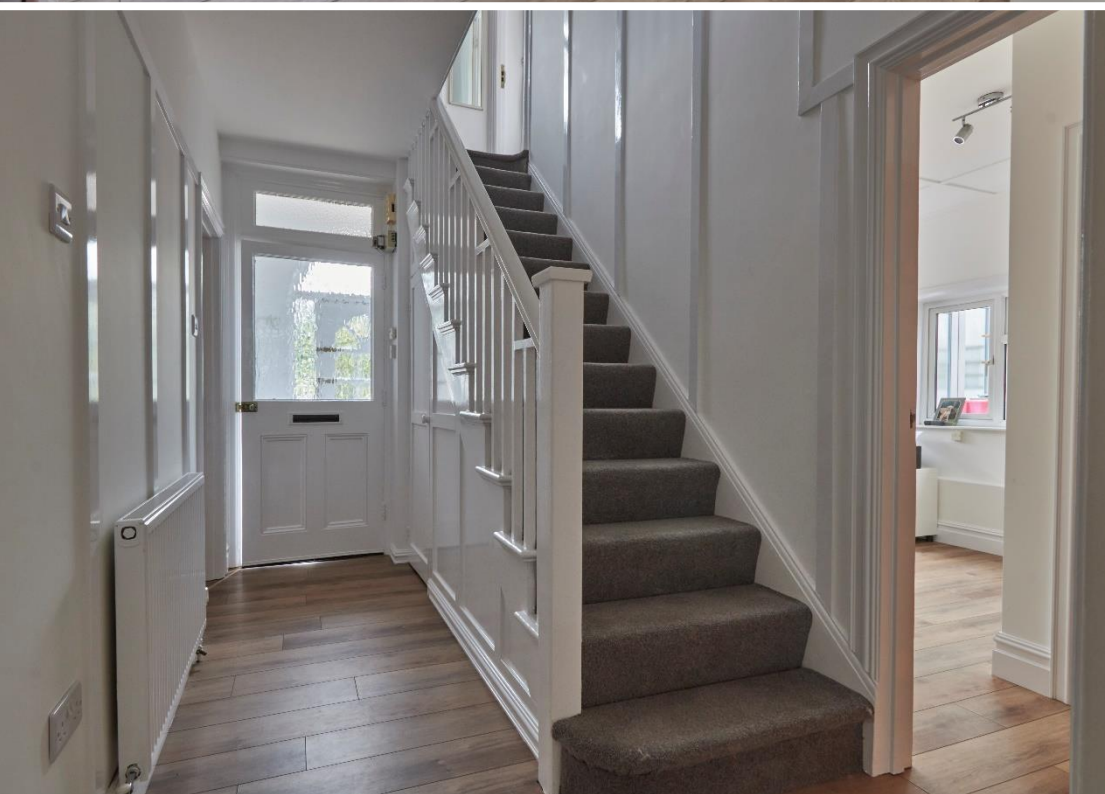
First Floor Stairs rise to the first floor landing which accommodates the four bedrooms and the family bathroom. The master bedroom is situated to the front of the property, and benefits from a large bay window, as well as a full wall of built-in wardrobes. Bedroom two is a further double and features a window to the rear aspect overlooking the garden. A door leads to the en suite shower room, which includes a close coupled WC, a shower cubicle and a wall-mounted wash basin. The remaining two bedrooms are also doubles, with bedroom three enjoying a built-in mirrored wardrobe, a Juliet balcony, and further windows to the side aspect. Finally, the main bathroom comprises a wash basin with a vanity unit below, a hidden cistern WC and a bath with a Mira shower over. In addition, there is an obscured window to the rear aspect.

Garden The enclosed rear garden offers a patio area providing the perfect spot for alfresco dining. The remainder of the garden is laid to lawn, with a path around the border, surrounded by attractive, well-stocked flowerbeds. In addition, there are a number of well-established trees to the rear, as well as a garden shed and a greenhouse.

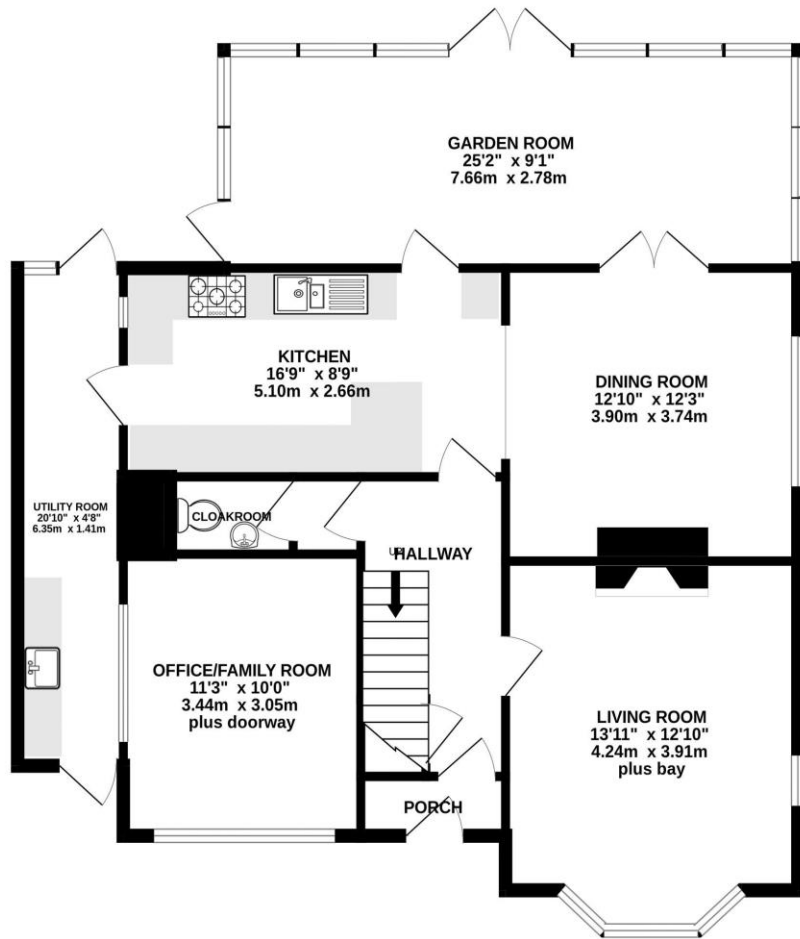
Driveway At the front of the property there is a large driveway providing off-road parking for multiple vehicles. The driveway is bordered by hedges and flowerbeds on both sides, stocked with a variety of mature plants and trees.

Property Information Tenure: Freehold. Council Tax Band: F.

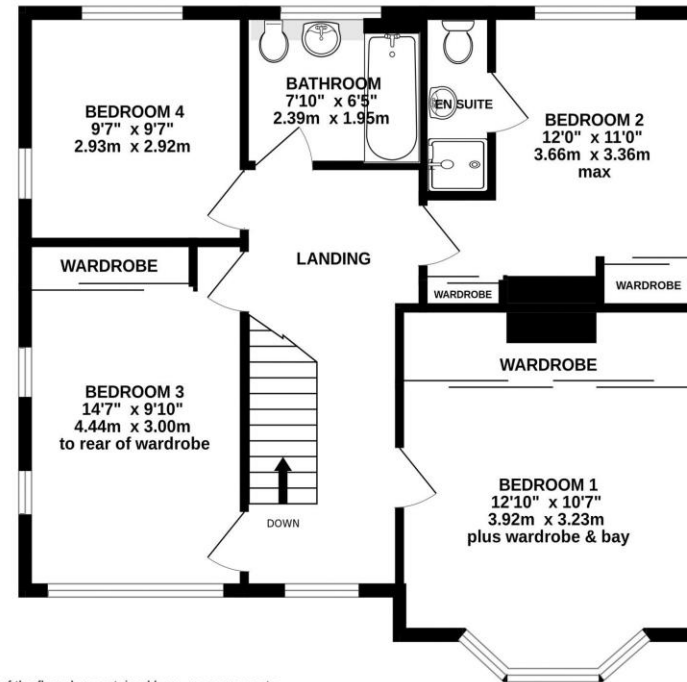




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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