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14 Honeylands Way, Exeter, Devon, EX4 8QR



SOUTHGATE
— ESTATES —

£520,000





14 Honeylands Way

A beautifully-presented four bedroom detached home located in the popular area of Honeylands Way. The property enjoys a sizeable garden to the rear, along with a double garage and a driveway. The internal accommodation briefly consists of an entrance vestibule and hallway leading to a living room, kitchen diner, and a downstairs cloakroom with a utility cupboard opposite. Upstairs are four bedrooms, with an en suite shower room to the master, and the main bathroom.

The excellent location is close to a number of amenities, including a convenience store, a Post Office, various green spaces, GP surgeries, plus primary and secondary schools. Exeter's city centre is also just a short drive away, providing a range of high street shops, restaurants and cafes, as well as Polsloe Bridge train station, just a short distance from the property.

Ground Floor The front door opens to the welcoming entrance vestibule and hallway which provides access to each of the downstairs rooms, along with stairs rising to the first floor, and a useful utility cupboard with an automatic light.

Double doors open to the spacious living room which is complemented by a half height bay window to the front aspect, as well as sliding doors opening to the garden, allowing ample natural light to the room. There is also a large built-in cupboard under the stairs.

The open-plan kitchen diner contains a range of matching wall and base units with fitted worktops, a matching upstand and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a double eye-level oven with a separate induction hob and extractor hood, a dishwasher and a tall fridge freezer. In addition, there is a breakfast bar and windows to the front and side aspects. A door opens out to the garden.

Lastly, the convenient downstairs cloakroom includes a close-coupled WC, a wash basin with a mixer tap over and vanity unit below, plus a frosted window to the rear aspect.





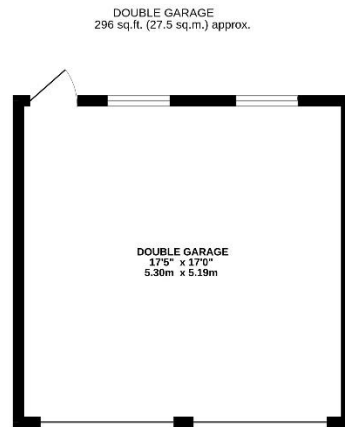
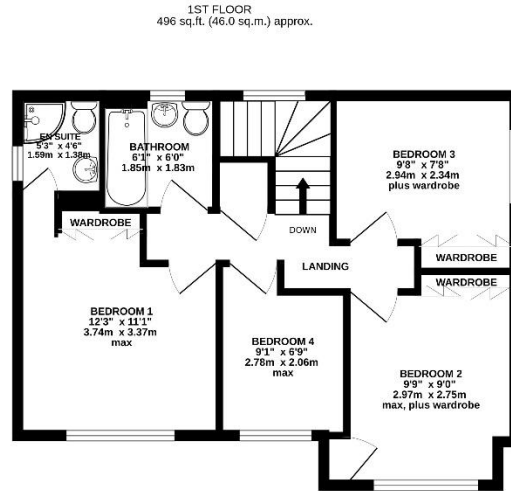
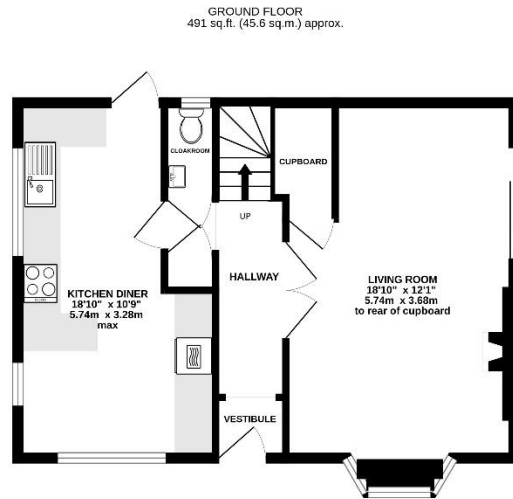
First Floor Stairs rise to the first floor which accommodates the four bedrooms and the family bathroom, there is also a built-in cupboard on the landing, and a window to the rear aspect with a pleasant outlook. The master bedroom is a good-sized double and has the advantage of a built-in mirrored wardrobe, plus a window to the front aspect. A door opens into the en suite which incorporates a shower cubicle, a close-coupled WC and a wash basin with a mixer tap over and a vanity unit below. There is also a frosted window to the side aspect. Bedrooms two and three are further double rooms, both benefitting from mirrored built-in wardrobes allowing ample storage space. Windows face the front/side aspects. Bedroom four is a single room, currently used as an office with a window to the front aspect. Finally, the modern family bathroom comprises a wash basin with a mixer tap over and vanity unit below, a hidden cistern WC, and a bath with a rainfall shower head and an additional shower head over. A frosted window faces the rear aspect.

Garden, Garage & Parking Doors open out to the delightful rear garden which offers a substantial patio area leading out from the living room and kitchen diner, providing an ideal space for seating and al-fresco dining. There is a further area of decking for seating, with floor spotlighting, and the remainder of the garden is mostly laid to lawn with a selection of shrubs to the border. Additionally, there are two outdoor power sockets, a tap, and gates allowing access to the front of the property where the large driveway is located, and a door opens to the double garage which is serviced by power and lighting, with windows to the rear and two up-and-over doors to the front.

Property Information Tenure: Freehold. Council tax band: E.

- *4 Bedrooms*
- *Double Garage & Driveway*
- *Enclosed Garden*
- *Detached House*
- *Well-Presented*
- *Convenient Location*





TOTAL FLOOR AREA : 1283 sq.ft. (119.2 sq.m.) approx.

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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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