



Winchester Close, Feniton, Honiton

Guide Price £275,000

3 1 2



Winchester Close enjoys an extremely convenient position, located in the heart of this ever popular village with all its excellent amenities within walking distance, including the highly regarded Primary School, convenience store, and railway station connecting Exeter and London Waterloo.

The property enjoys well proportioned, light and airy accommodation briefly comprising entrance porch, fitted kitchen that is well appointed with an extensive range of contemporary light timber effect cupboard and drawers both at base and eye level whilst allowing room for modern appliances. There are plenty of granite effect worktops with attractive tiled splashbacks and room for a dining table and chairs. There is a generously sized living room with a door leading into the dining room. The rear door leads into a good sized, south facing rear garden. On the first floor are two double bedrooms and a single room and the family bathroom is fitted with a modern white suite.

The property also benefits from PVCU double glazing throughout and a modern gas central heating system.

Outside to the front of the property is the driveway leading to the single garage. The front garden is predominantly laid to lawn with a small tree and shrubs. The fully enclosed rear garden is mainly laid to lawn and enjoys a southerly aspect providing plenty of room to enjoy outdoor dining/entertaining.

Feniton is an extremely well situated village for those wishing to travel to Ottery St Mary (3 miles), Honiton (3 miles) and Exeter (12 miles). The A30 dual carriageway provides quick journey times into Exeter and Honiton. The village has a train service (Waterloo-Exeter), shops, pub, very good primary school, post office and church. The coast at Sidmouth is within an easy drive. Ottery St Mary has many shops, including Sainsbury's as well as the extremely popular Kings School.

VIEWINGS

By prior appointment with Redferns 01404 814306

SERVICES

We understand all mains services are connected.

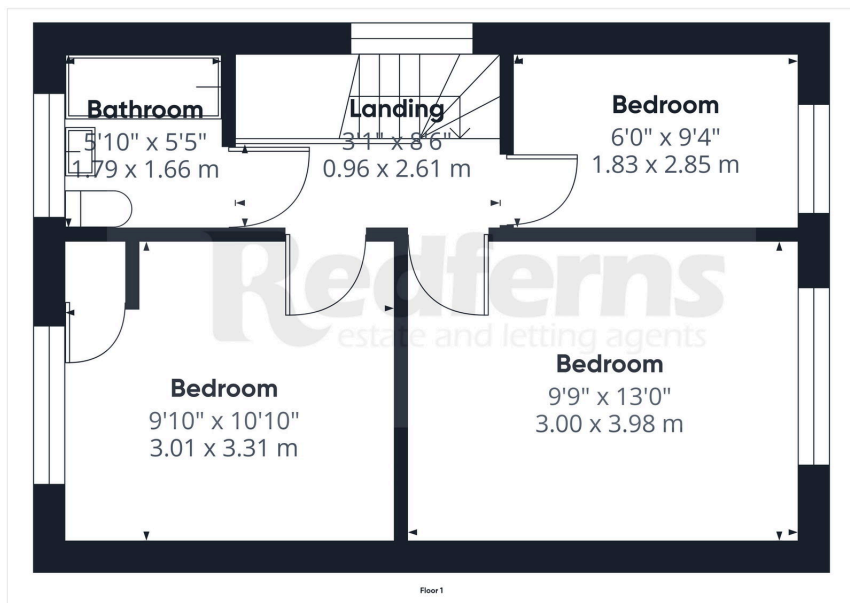
OUTGOINGS

Council Tax Band C

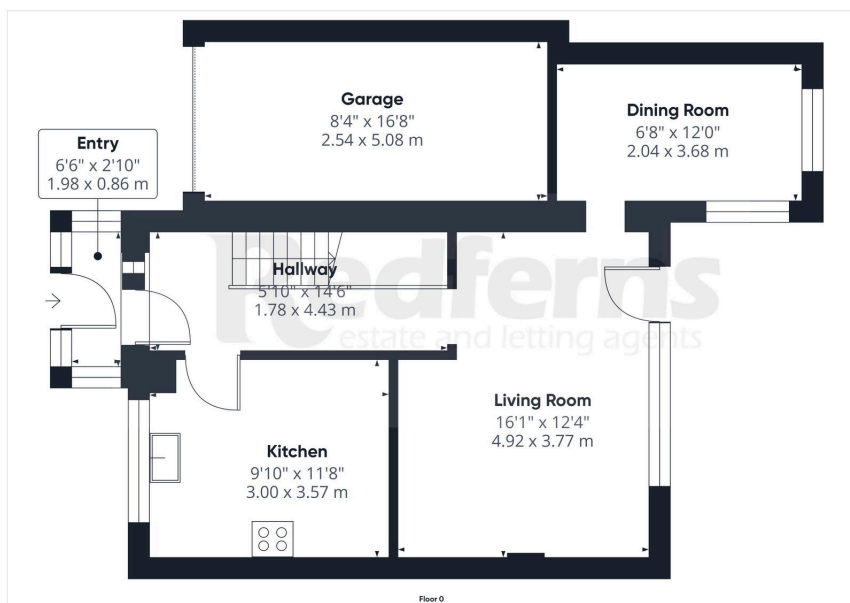
TENURE

Freehold





- Three bedrooms
- Living room
- Dining Room
- Driveway with single garage
- Desirable village location
- Lovely rear garden
- Gas Central Heating
- Doble glazing
- Council Tax Band C
- EPC - C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ottery St. Mary
 Exeter
 Sidmouth

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