





Genestic House, Monkton, Honiton, EX14 9QH

Guide Price £240,000

3 1 1





Ground floor: Entrance hallway, cloakroom/WC, living/dining room, kitchen/breakfast room.

First floor: Landing, three bedrooms, bathroom/WC.

Outside: Access to the integral garage, parking to the front and an enclosed garden to the rear.

<https://247auction.bambooauctions.com/property/three-bedroom-end-terrace-with-enclosed-garden-5394316>

TENURE: Freehold with vacant possession.

EPC: E

WHAT3WORD: ///coconuts.relegate.drifter

BROADBAND: Ultrafast available

MOBILE COVERAGE: Variable inside. Good outside. Source: ofcom.org.uk

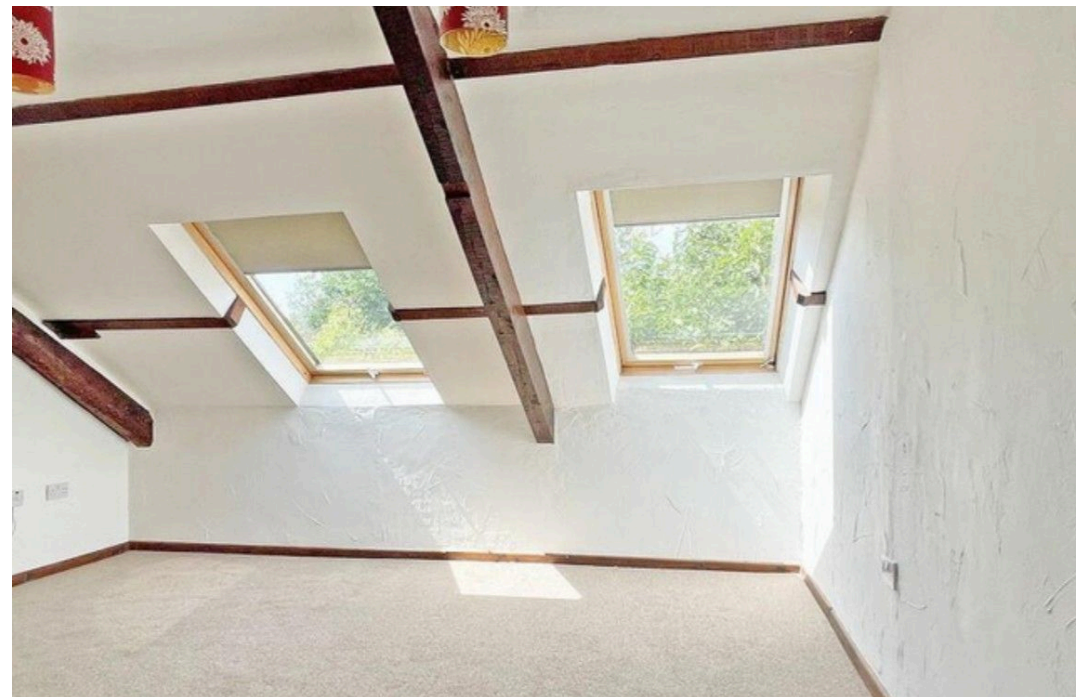
VIEWINGS: Please call 01404 814306 to book into one of the scheduled block appointments.

#### IMPORTANT NOTICE

1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. 4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn. 5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 6. Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information.

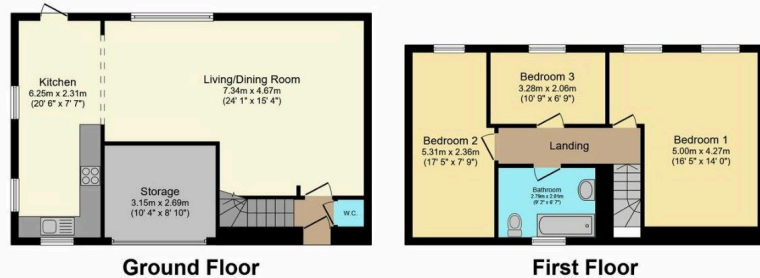
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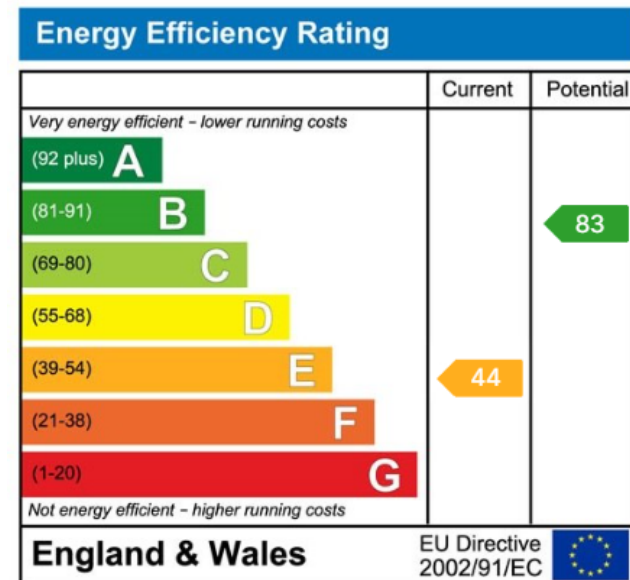


- Three Bedroom End Terrace House
- Air BnB Opportunity
- Kitchen/Dining Room
- Spacious Rear Garden & Allocated Parking
- Close To A Range Of Local Amenities. No Onward Chain.
- Ideal Family Home
- Characterful Property
- Bathroom & Cloakroom WC
- Additional Storage Space
- Auction Ends 12:00 15th January 2026



Total floor area 111.9 m<sup>2</sup> (1,205 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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