



14 Bhutan Close



# 14 Bhutan Close

Honiton, Devon, EX14 2UP

What3Words: ///cattle.listed.think

A three bedroom detached split level home situated in a popular cul-de-sac location

- Popular Location
- Driveway Parking
- Front and Rear Gardens
- Freehold
- Cul-De-Sac
- Garage
- Three Double Bedrooms
- Council Tax Band D

Guide Price £535,000

## SITUATION

14 Bhutan Close is on the edge of this popular residential area, within easy reach of The Glen and the Millennium Green which is a 6 acre public woodland park in the heart of Honiton. Honiton is a historic market town renowned as an antique centre and famous for lace making, as well as for its weekly street market. The town has a comprehensive range of supermarkets, independent shops and cafes, as well as two primary schools and a community college. The town is served by a mainline rail station with hourly service running from Exeter St David's to London Waterloo, as well as fantastic access to the A30.

## DESCRIPTION

On the ground floor, an entrance porch opens into the main living space with the benefit of a cloakroom. An inner hallway leads through to the lounge/dining room and a modern fitted kitchen, comprising a range of base and wall units with integrated appliances. A useful utility room sits off the kitchen, with a door providing direct access to the garden. Stairs rise to the first floor where there are two further bedrooms and the family bathroom, both bedrooms benefiting from built-in storage. A second staircase leads to the top floor principal suite, featuring a Velux window, en suite shower room and ample storage.

## OUTSIDE

Driveway parking for two vehicles leads to a detached garage. To the front, the garden is laid to lawn with attractive raised flower beds. A pathway runs along the side of the property, passing raised vegetable beds and continuing through to the rear where there is an elevated lawn and a patio area.

## SERVICES

All mains services connected. Gas fired central heating. Good mobile signal with all major networks. Ultrafast broadband available (Ofcom, 2026).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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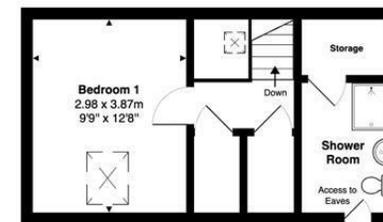
14, Bhutan Close, Honiton, EX14 2UP



Ground Floor  
Area: 63.9 m<sup>2</sup> ... 687 ft<sup>2</sup>



First Floor  
Area: 36.1 m<sup>2</sup> ... 389 ft<sup>2</sup>



Second Floor  
Area: 28.0 m<sup>2</sup> ... 301 ft<sup>2</sup>

Total Area: 128.0 m<sup>2</sup> ... 1378 ft<sup>2</sup> (excluding garage)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.

