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56 Acland Park, Feniton, Honiton, EX14 3WB

Guide Price £265,000

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Situated in the popular village of Feniton, this beautifully presented three-bedroom home offers stylish, well-maintained accommodation arranged over three floors, making it an ideal choice for first-time buyers, growing families or those looking to enjoy village life with excellent transport connections.

The ground floor welcomes you with an entrance hall leading through to a spacious, light-filled living room, providing a comfortable space to relax and unwind. The modern fitted kitchen offers a contemporary and practical setting for everyday living.

On the first floor are two well-presented double bedrooms and a modern family bathroom, while the second floor is home to a further double bedroom, offering a little extra privacy and flexibility for family members, guests or those working from home. There is also a very useful walk in loft storage with a light.

The property benefits from double glazing and gas central heating throughout, ensuring comfort and practicality all year round.

Externally, there is a private rear garden, providing a pleasant outdoor space to relax and enjoy, together with allocated parking for added convenience.

Feniton is a popular East Devon village with a range of local amenities, a primary school and a railway station offering connections towards Exeter and London Waterloo via the wider rail network. The village also enjoys convenient road links via the A30, making it well placed for commuting. Feniton Primary School is also a feeder school for The King's School in Ottery St Mary, making this an appealing location for families. The seaside town of Sidmouth and the beautiful Jurassic Coast are also within easy driving distance.

Beautifully presented throughout and ready to move into, this attractive home combines modern living, practical outdoor space and a convenient village location. An early viewing is highly recommended.

SERVICES: Mains electricity, water, and gas are connected.

OUTGOINGS: Council Tax Band C

TENURE: Freehold

BROADBAND: The latest fibre to the premises broadband is connected to this property, for specific checks, please use checker.ofcom.org.uk

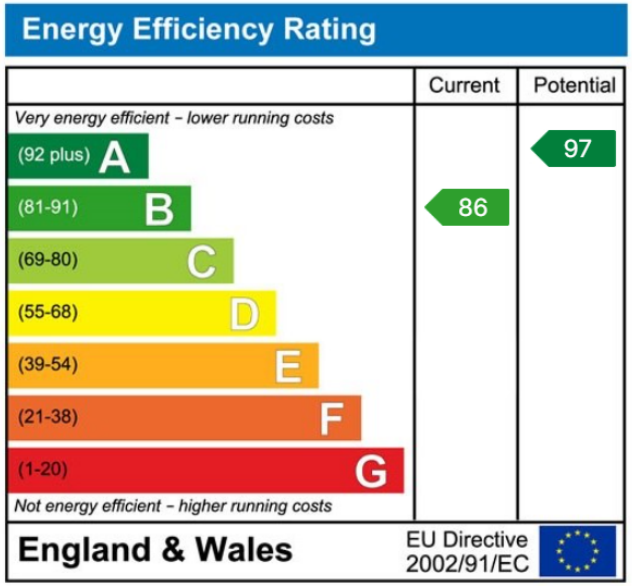
VIEWING: By prior appointment with Redferns 01404 814306

DIRECTIONS: https://w3w.co/offstage.slightly.remaining

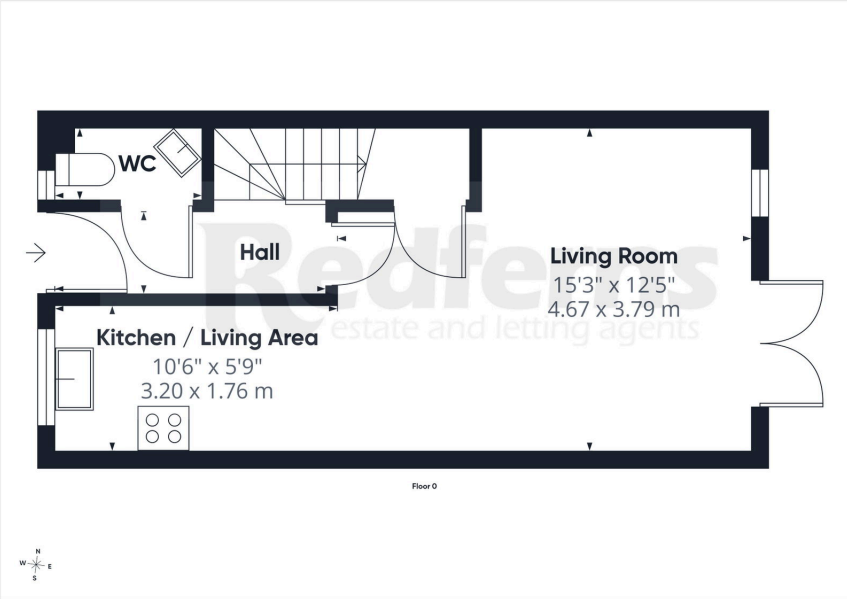
AGENTS NOTE: Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

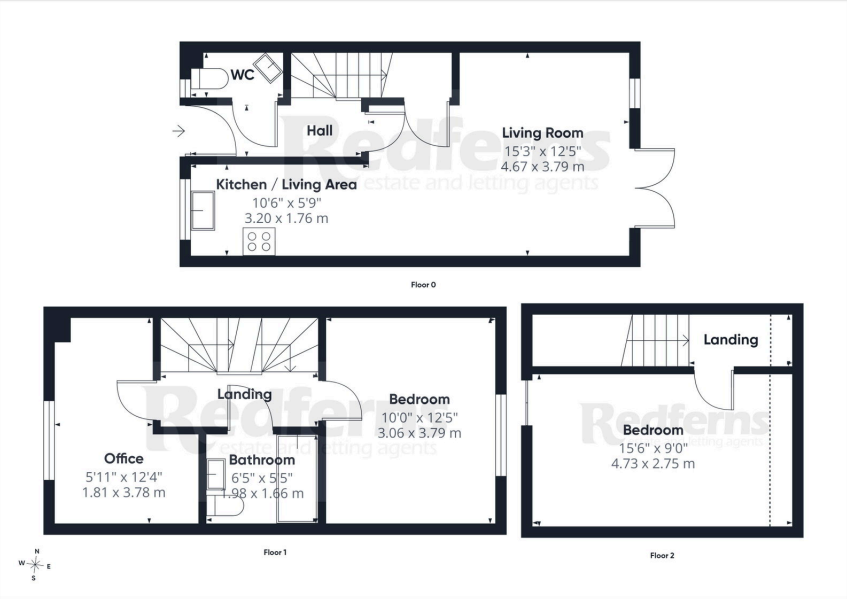






- Three bedrooms
- Spaciousl living room
- Modern kitchen
- Family bathroom
- Private rear garden
- Gas central heating
- Double glazing
- Allocated parking
- Council Tax Band - C
- EPC Rating - B





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Exeter | 01392 984 511
Sidmouth | 01395 512 544

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