



GUIDE PRICE £425,000 - £450,000 - A Characterful Three-Bedroom Freehold Home with Garden & Car Port. A spacious lounge with a feature fireplace and garden access, a large kitchen with integrated appliances, a separate utility room and an additional reception room ideal for a home office or nursery. A early 20th century property with original features combined with modern updates throughout.

2 Honiton Road | Exeter | EX1 3EA

complete.

thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

1,908 sq ft



LOCATION

Town



AGE

1900s to 1930s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking, Carport



OUTSIDE SPACE

Garden



EPC RATING

70 C



COUNCIL TAX BAND

D



in a nutshell...

- CAN BE SOLD AS SEEN
- Three Double Bedrooms
- Early 20th Century Property with Original Features
- Combined with Modern Features Throughout
- Ample Parking & Carport
- Large Garden with Outside Storage
- City Location
- Freehold
- Gas Central Heating





the details...

GUIDE PRICE £425,000 - £450,000 - CAN BE SOLD AS SEEN

A charming and characterful freehold home with three double bedrooms, versatile reception space, a generous enclosed garden and car port, with the added benefit of being available to purchase as seen, including furniture.

This distinctive home offers a wonderful blend of original character and practical living space, making it an appealing choice for families, professionals or buyers looking for a property with flexible accommodation and plenty of personality. Retaining attractive original features, including the windows and internal doors, the property also benefits from built-in double glazing within the original windows, helping with sound insulation and energy efficiency.

Ground Floor

Upon entering the property, you are welcomed into an entrance area with hard flooring and a useful under-stairs storage cupboard, ideal for keeping everyday essentials neatly tucked away. This leads through to a bright and welcoming hallway, providing access to the principal reception rooms and kitchen, with attractive hardwood flooring continuing throughout much of the ground floor.

The generous lounge is a particularly inviting space, featuring matching hardwood flooring, a charming swept fireplace with wooden shelving arranged around the room, and original doors opening directly onto the garden. This creates a lovely connection between the indoor and outdoor spaces. The room offers plenty of space for relaxing and entertaining, the addition of the piano in the room further adds to the uniqueness of the home.

A further reception room provides excellent flexibility and is currently utilised as a home office. Equally, this room could serve as a nursery, dressing room, additional storage space or another useful area depending on the buyer's needs. The room is carpeted, creating a comfortable and practical separate space away from the main living areas.

The large and bright kitchen offers an abundance of cupboard storage, generous worktop space and room for everyday family life. Finished with matching hardwood flooring, the kitchen benefits from two built-in ovens and an integrated dishwasher, with windows allowing natural light to fill the room. A door also provides direct access to the garden, making this a particularly convenient space for dining and entertaining.

Located just off the kitchen is a separate utility room, providing plumbing and space for a washing machine, tumble dryer and fridge/freezer. This practical addition keeps laundry and household appliances neatly separate from the main kitchen, while also housing the property's fuse box, meters and associated services.

Completing the ground floor is a bathroom fitted with a WC, wash basin, electric shower and heated towel rail. Attractive tiling adds character to the room, creating a practical and well-appointed bathroom.



what the owner loves most...

“the property has been a fantastic family home in an ideal location, offering both space and character”

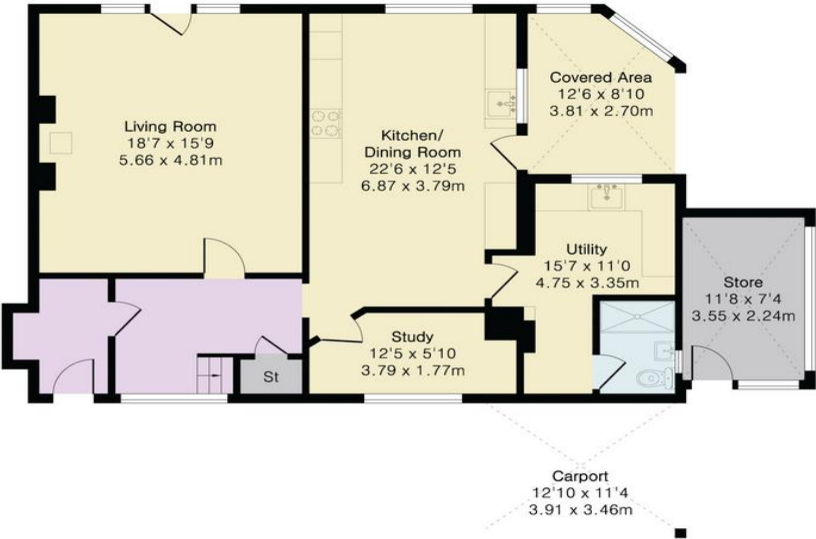


the floorplan...

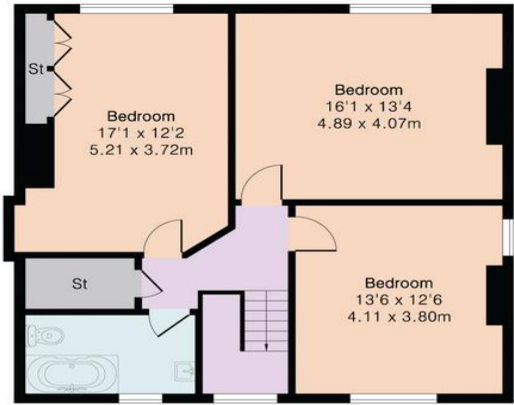
Approximate Gross Internal Area 1908 sq ft - 178 sq m

Ground Floor Area 1126 sq ft – 105 sq m

First Floor Area 782 sq ft – 73 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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bear in mind...

This property has NO ONWARD CHAIN and can be SOLD AS SEEN.



the location...

First Floor:

A carpeted staircase leads to the first-floor landing, which is brightened by a large window allowing plenty of natural light to filter through. The property offers three well-proportioned double bedrooms, each carpeted to provide a comfortable and cosy feel. The bedrooms offer flexibility for family living, guest accommodation or additional home-working space. The family bathroom is situated on this floor and comprises a bath, wash basin and heated towel rail, with hard flooring for practicality.

The property also benefits from gas central heating, supplied by a boiler housed in a separate room off the landing.

Outside:

The garden is a real feature of the property, offering several distinct areas to enjoy throughout the year. Immediately outside the kitchen is a covered decking area, providing a sheltered spot for outdoor dining or enjoying a morning coffee.

A gravel pathway, bordered by attractive trees, leads from the lounge's external doors and creates a pleasant, private approach through the garden. Beyond the decking is a generous patio area, offering ample space for outdoor furniture, entertaining guests or relaxing in the warmer months. The garden is not particularly overlooked, helping to create a peaceful outdoor setting, while flower beds run around the perimeter and provide scope for keen gardeners to add their own planting.

There is also a useful outside shed, ideal for storing bicycles, gardening equipment, pottery supplies and other household items. A car port provides valuable off-road parking and further convenience.

Overall, Honiton Road presents a characterful and versatile home with generous living accommodation, three double bedrooms and an appealing garden with multiple areas for relaxing and entertaining. The opportunity to purchase the property as seen, including furniture, adds further flexibility, while the combination of original features, practical storage, a separate utility room and car port makes this a home with plenty to offer a variety of buyers.

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- Vendors: £25 + VAT per person
- Purchasers: £37.50 + VAT per person

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