



7 High View



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Feniton, Honiton, EX14 3EG

Feniton Station: 0.5 miles Honiton: 5.5 miles Exeter: 13.3 miles

An extended family home with generous accommodation throughout

- Large Open Plan Sitting/Dining Room
- Semi-Detached Family Home
- 2x En suites
- Driveway Parking
- Generous Ground Floor Accommodation
- Walkable To Railway Station
- Kings school catchment area
- Freehold
- EPC C
- Council Tax Band C

Guide Price £365,000

High View is a quiet cul-de-sac on the edge of Feniton, a well-connected East Devon village with everyday amenities, a nearby primary school and within the sought-after Kings School catchment area. The railway station offers direct links to Exeter and London Waterloo, with the A30 providing swift access to Honiton, Exeter, the M5 and the coast at Sidmouth.

This well-presented and significantly improved family home has been thoughtfully extended and reconfigured to offer flexible and spacious accommodation throughout. The property now includes five bedrooms in total, thanks to the conversion of the former garage into two additional ground floor bedrooms and a stylish shower room, ideal for multi-generational living or guest accommodation.

The front of the home has been upgraded with an attractive entrance porch and a widened driveway providing off-road parking for multiple vehicles. The welcoming entrance hall leads into a modern kitchen, fitted with a comprehensive range of wall and base units, worktops, and tiled splashbacks. The generous open-plan sitting/dining room extends to over 23 feet opens through to an impressive extension with Velux windows and patio doors leading out to the newly laid rear patio. Upstairs, there are three spacious double bedrooms. The master bedroom includes a dressing area and an en-suite shower room. A contemporary family bathroom with modern fitted show, wash hand basin and W.C completes the first-floor accommodation.

To the front a driveway provides parking with an additional small area of patio. The level rear garden is of a good size mostly laid to lawn with a variety of mature shrubs and plants. A new patio area offers an ideal space for outdoor entertaining and relaxation. A substantial timber summer house offers additional outdoor storage or hobby space.

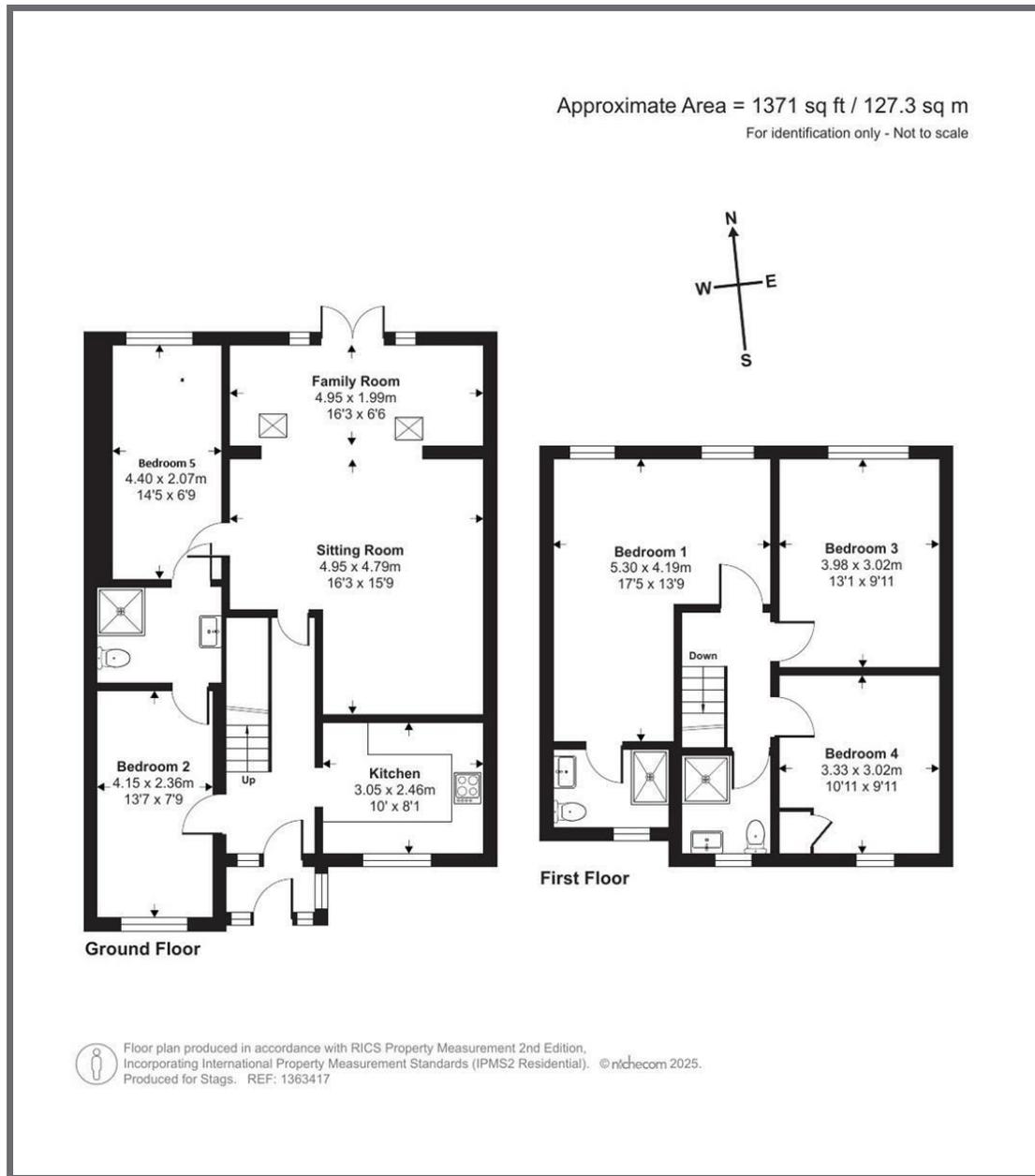
Services: All mains services connected. Mobile signal good outdoor and in home with all major networks. Standard, Superfast & Ultrafast broadband available with Openreach, AllPoints Fibre (information via Ofcom).

Directions - What3words: ///fatherly.skills.fermented





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 | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 75 | 79 |
| EU Directive 2002/91/EC | | | |

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