



# 7 Heather Close, Honiton, EX14 2YP

Guide Price £379,950

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Heather Close is a desirable cul-de-sac located within walking distance of Tesco supermarket (with regular bus services) and close to the town centre with its extensive range of independent shops and retail outlets. There is a train station connecting Exeter with London Waterloo and the A30 dual carriageway provides swift access to the Cathedral City of Exeter, M5 and the coast.

The house itself enjoys light and airy accommodation including an entrance lobby leading into the hallway with the stairs rising to the first floor and access into the living room. The living room is a good size and opens through to the dining room. The dining room provides ample space for a family sized dining table and has sliding patio doors giving access into the conservatory. The conservatory is a pleasant room and provides additional seating space overlooking and giving access to the garden. An inner hallway gives access to the ground floor WC as well as the kitchen. The kitchen has a range of storage units and drawers with complimenting worksurfaces, breakfast bar and tiled surrounds. There is an integral eye level electric oven, induction hob and spaces for further appliances such as dishwasher and a tall standing fridge freezer. A door provides access to the rear garden and a further door opens into the integral single garage. On the first floor there are four bedrooms with the master benefitting from an en suite shower room. There is also a family bathroom fitted with a modern white suite. To the outside the attractive and well stocked rear garden is mainly laid to lawn with a paved patio and a summerhouse which is insulated and has power connected ideal for a range of uses. To the front there is small area of lawn with an adjacent driveway providing off road parking in front of the garage.

VIEWINGS By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected.


OUTGOINGS Council Tax Band E (as per Gov.UK Website at the date of first listing)

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

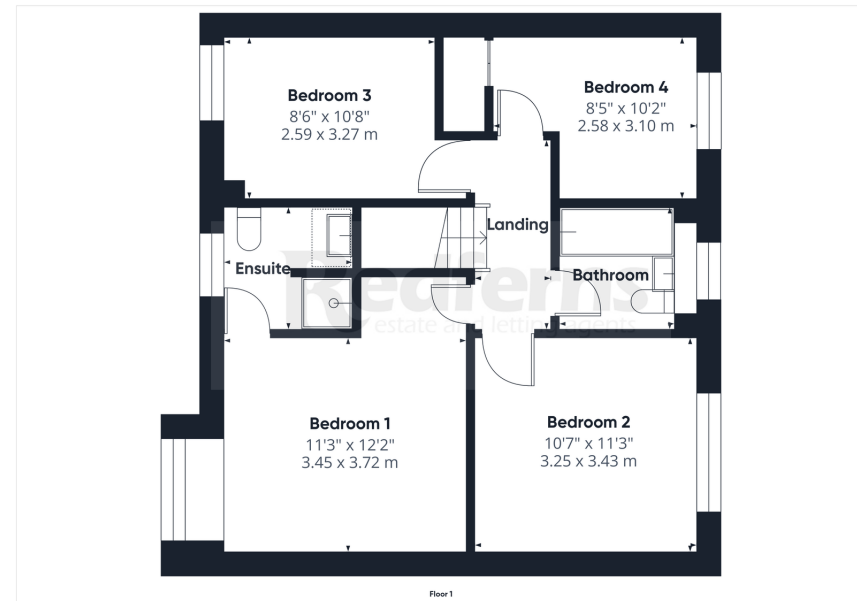
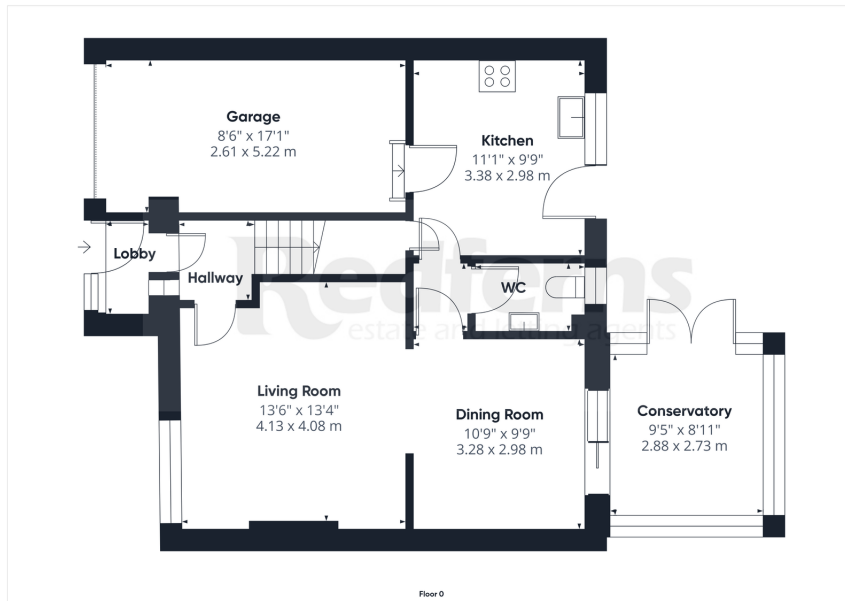
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Redferns is a trading name of Redferns Ottery St Mary Limited Registered in England and Wales 4817078



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- A modern detached house
- No Onward Chain
- Kitchen, Dining Room, Conservatory, Ground Floor W.C.
- Separate family bathroom
- Driveway in front of the garage
- Entrance Lobby, Hallway, Lounge
- Four good sized bedrooms
- uPVC double glazing, gas, central heating, Solar PV's
- Good sized rear garden with patio and large timber shed



Ottery St. Mary | 01404 814 306  
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