



Argus Close, Honiton

Guide Price £199,950

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Situated in a popular residential area close to the heart of the thriving market town of Honiton, this lovely two bedroom home offers comfortable and well-presented accommodation, ideal for first time buyers, investors or those looking to downsize. Conveniently positioned within easy reach of local amenities and excellent transport links, the property combines convenience with a welcoming residential setting.

The accommodation comprises a bright and inviting living room, providing an ideal space for relaxing or entertaining, with plenty of natural light creating a warm and homely feel. The kitchen is fitted with a range of cupboards and worktop space, offering practicality for everyday living, together with space for appliances and dining. Upstairs, there are two well-proportioned double bedrooms, both offering comfortable accommodation and versatility for family living, guests or a home office. The family bathroom is fitted with a modern suite including bath with shower over, wash hand basin and WC.

To the front of the property there is a pathway leading to the front door and a small area of lawn. To the rear of the property is a small courtyard garden with pedestrian gate.

Opposite the front of the property there is a block of garages, one of which belongs to the property along with an allocated parking space.

Offered for sale with NO ONWARD CHAIN, this is a fantastic opportunity to acquire a charming home in a sought-after location.

Honiton is an historic market town with a wide range of shops including main high street retailers and independent businesses, banks, and supermarkets, together with leisure and health facilities. The town has a mainline station connecting London Waterloo to Exeter, various bus services and as the town is conveniently situated off the A30 there is swift access to Exeter, M5 (about 16 miles), coastal resorts and the airport.

VIEWINGS By prior appointment with Redfern's 01404 814306

DIRECTIONS <https://w3w.co/upper.handed.school>

SERVICES We understand mains services are connected

TENURE Freehold

OUTGOINGS Council Tax Band B.

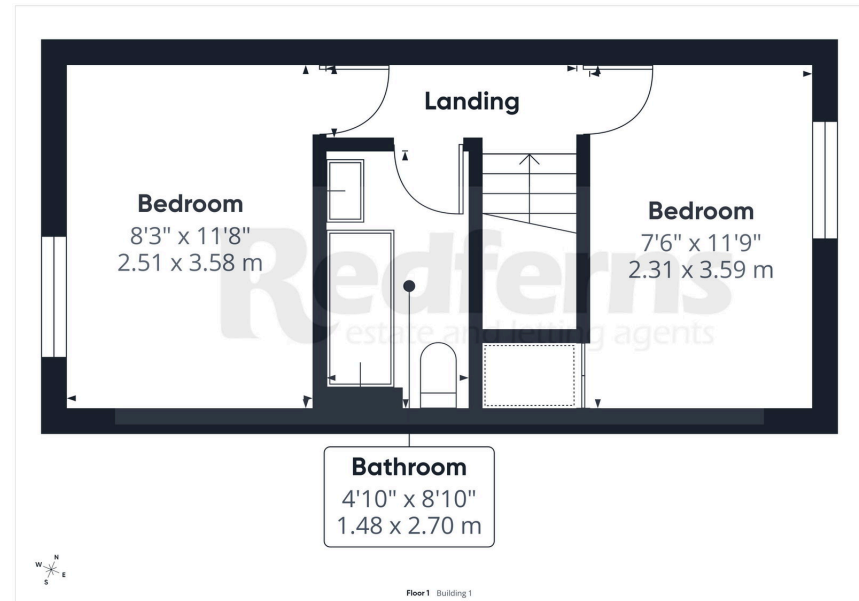
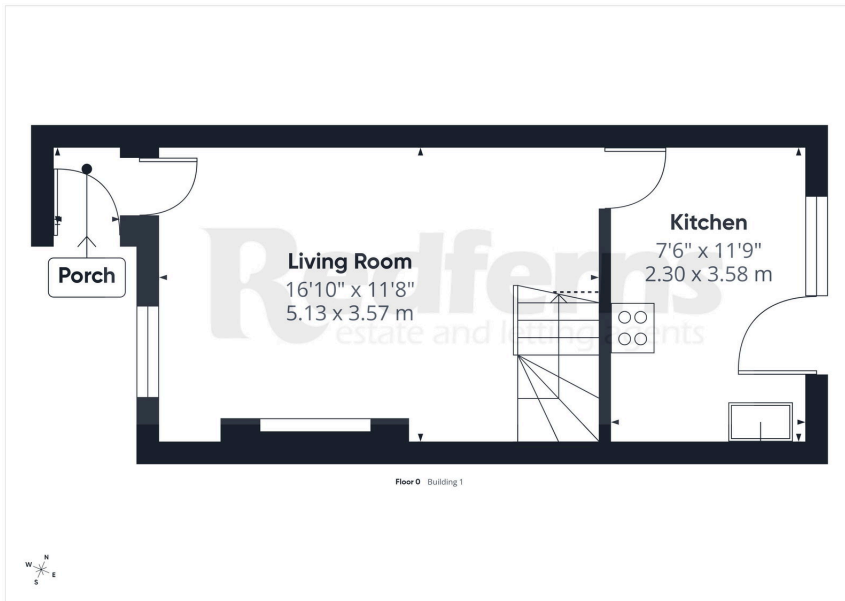
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue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

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. The agents do not verify the accuracy of any such statements. 4. All representations are made on an 'as is' basis.





- Two double bedrooms
- Living room
- Kitchen
- Family bathroom
- Front & rear gardens
- Gas central heating & double glazing
- Single garage & parking
- Council Tax Band B
- EPC Rating C
- NO ONWARD CHAIN



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