1 Balfour Close

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Honiton, Devon, EX14 2UW

What3Words: ///ankle.monday.epic

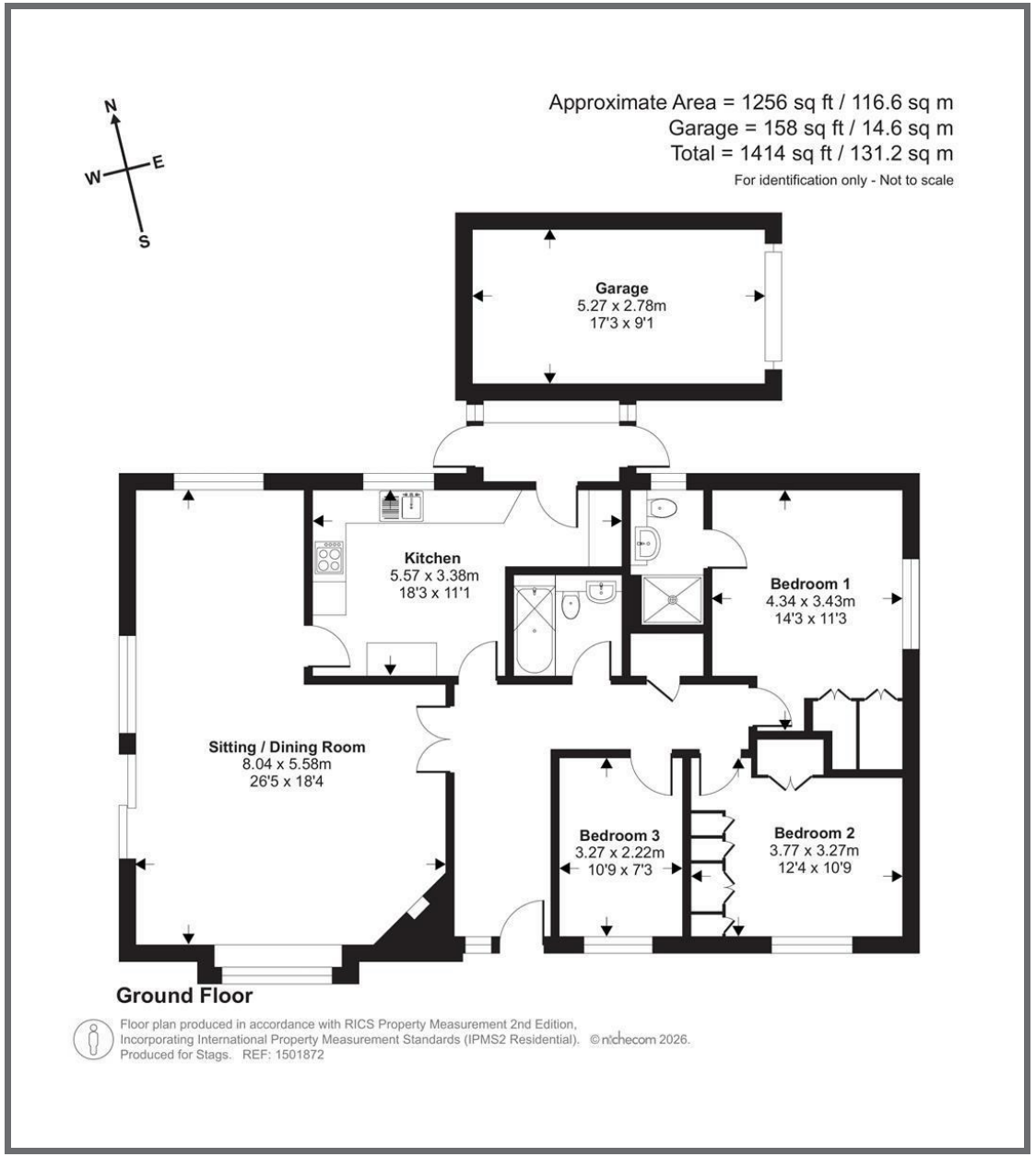
A well presented three bedroom detached bungalow with a garage, gardens and driveway, conveniently situated on the edge of Honiton.

- Enclosed Rear Garden
- Garage
- Three Bedrooms
- Spacious Sitting Room
- Freehold
- Patio Seating Area
- Driveway Parking
- Bathroom and En Suite
- Convenient Location
- Council Tax Band E

Guide Price £515,000

SITUATION
Situated in a desirable elevated position South-East of town, this property enjoys convenient access to all the amenities of the historic town of Honiton. The town offers a wide range of shops, schools, restaurants, and public houses, along with a mainline railway station and a sports centre. Honiton benefits from excellent transport connections, with the A30 dual carriageway providing swift access to Exeter and the M5 motorway, as well as the A303 linking to London.
DESCRIPTION
Constructed of rendered block and stone elevations, this well presented bungalow offers well proportioned and thoughtfully arranged accommodation throughout. A spacious L-shaped sitting room is filled with natural light and features sliding doors opening onto the garden. The kitchen is fitted with a range of base and wall units, integrated appliances, and provides access to a useful utility area, with doors leading to both the front and rear gardens. There are three bedrooms, two of which benefit from fitted wardrobes, while the principal bedroom also enjoys the advantage of an en suite shower room. A family bathroom serves the remaining bedrooms.
OUTSIDE
The property is approached via a private driveway providing off road parking for two vehicles and access to the garage with an up-and-over door. The front garden is laid predominantly to lawn, while the enclosed rear garden is also mainly laid to lawn, complemented by attractive shrub and hedge borders and a low maintenance seating area, providing an ideal space for al fresco dining and relaxation.
SERVICES
Mains water, electricity, gas and drainage. Gas fired central heating.
Ultrafast broadband available. Mobile signal inside and outside on EE, Three, Vodafone and O2 (Ofcom).

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.



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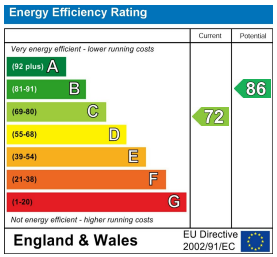

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