



101 Acland Park, Feniton, Honiton, EX14 3WA
Guide Price £300,000

Guide Price £300,000–£325,000 –

A beautifully positioned three double bedroom terraced home enjoying stunning countryside views, a low-maintenance garden, car port with EV charging point, and offered to the market with no onward chain.

The property offers spacious and well-balanced accommodation, ideal for modern living. On the ground floor, the home features a large open-plan kitchen, dining and living area, creating a bright and sociable space perfect for both everyday family life and entertaining. This impressive room benefits from direct access to the rear garden, where you can enjoy far-reaching views across open fields. A downstairs WC adds further convenience.

Upstairs, the property continues to impress with a large landing, enhancing the sense of space and light. There are three generous double bedrooms, all well-proportioned, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a low-maintenance rear garden, ideal for relaxing or entertaining while taking in the surrounding countryside views. The home also benefits from a car port providing off-road parking, along with an electric vehicle charging point, supporting modern and sustainable living.

Situated in the sought-after village of Feniton, the property offers a strong community feel along with excellent local amenities including a train station, bus links, village pub, shops and well-regarded schools. The location combines rural charm with convenience, being just a 25-minute drive to Exeter.

Offered with no onward chain, this property represents an excellent opportunity for a range of buyers seeking a spacious home in a desirable village setting.

Early viewing is highly recommended.



The Property

The internal accommodation of the property has been thoughtfully designed to offer a superb balance of contemporary style, space and practicality, perfectly suited to modern living.

Upon entering, the home immediately presents a sense of light and openness, flowing through to an impressive open-plan kitchen, dining and living area which forms the true heart of the property. This beautifully arranged space is ideal for both everyday living and entertaining, offering clearly defined zones while maintaining a sociable and cohesive layout. The kitchen is finished to a high specification, featuring a full range of integrated appliances, sleek cabinetry and ample worktop space, creating a clean and streamlined finish. There is also sufficient space within the layout to incorporate additional freestanding furniture or bespoke storage if desired.

The living and dining areas are equally well-proportioned, providing a comfortable yet stylish environment with direct access to the garden and uninterrupted countryside views, further enhancing the overall sense of space and connection to the surroundings. A downstairs WC adds further practicality to the ground floor.

Upstairs, the property continues to impress with a spacious landing, creating an open and airy feel and providing access to all bedrooms. There are three generous double bedrooms, all of which offer excellent proportions and flexibility. Each room provides ample space for freestanding furniture, while also offering the potential to add built-in wardrobes or bespoke storage solutions depending on individual requirements.

The principal bedroom benefits from its own en-suite shower room, creating a private and comfortable retreat, while the remaining bedrooms are served by a family bathroom.

Additional internal features include a large airing cupboard, providing valuable storage for linens and household items, along with under-stairs storage, ensuring the home remains practical and well-organised.

Overall, the interior offers a high-quality, versatile and well-proportioned living environment, combining modern finishes with functional design, all set against the backdrop of the property's beautiful rural outlook.

Outside & Location

The external setting of the property perfectly complements its



modern interior, offering a combination of low-maintenance living, practicality and stunning countryside surroundings.

To the rear, the property enjoys a beautifully positioned garden overlooking open fields, providing far-reaching, uninterrupted countryside views that create a peaceful and scenic backdrop throughout the year. The garden has been designed with ease of maintenance in mind, featuring a low-maintenance layout that allows for outdoor enjoyment without the need for extensive upkeep. There is ample space for seating and outdoor dining, making it ideal for relaxing, entertaining or simply taking in the surrounding landscape.

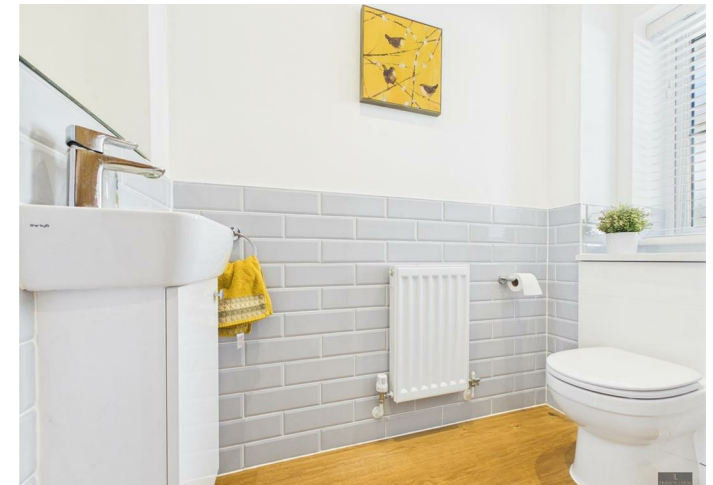
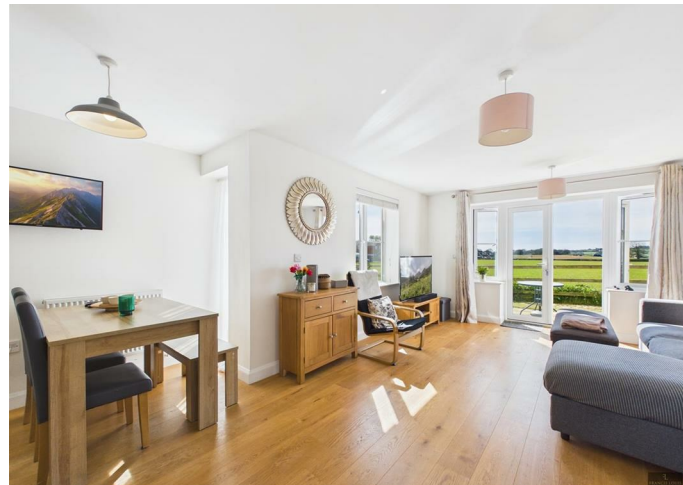
The outdoor space flows seamlessly from the main living area, enhancing the connection between indoor and outdoor living, particularly during the warmer months. The outlook is a real highlight, offering a rare sense of openness and tranquillity.

The property also benefits from a car port, providing sheltered off-road parking, along with the added convenience of an electric vehicle charging point, supporting modern and sustainable living.

Situated within the desirable village of Feniton, the property offers an excellent balance between rural charm and everyday convenience. The village is well-regarded for its strong community feel and benefits from a range of local amenities including a train station with direct links, regular bus services, a village pub, local shops and well-regarded schools, all within easy reach.

Despite its countryside setting, the property remains highly accessible, with Exeter city centre approximately a 25-minute drive away, offering a wide range of shopping, dining, leisure facilities and transport connections.

Overall, the outside space and location combine to create a peaceful yet well-connected lifestyle, with stunning views, practical parking and a sought-after village setting making this a highly desirable home







Ground Floor



Floor 1



Approximate total area⁽¹⁾
969 ft²

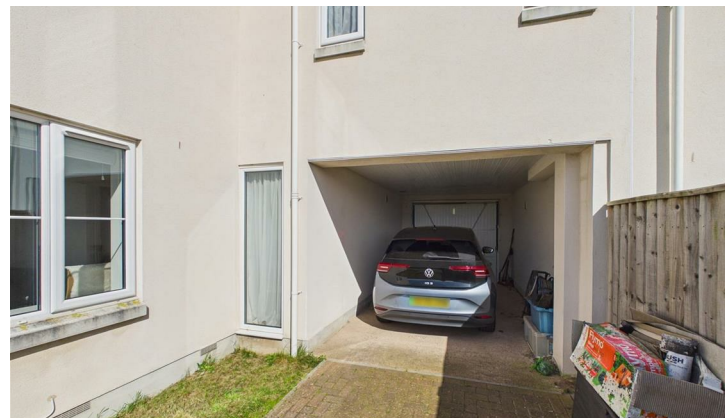
(1) Excluding balconies and terraces

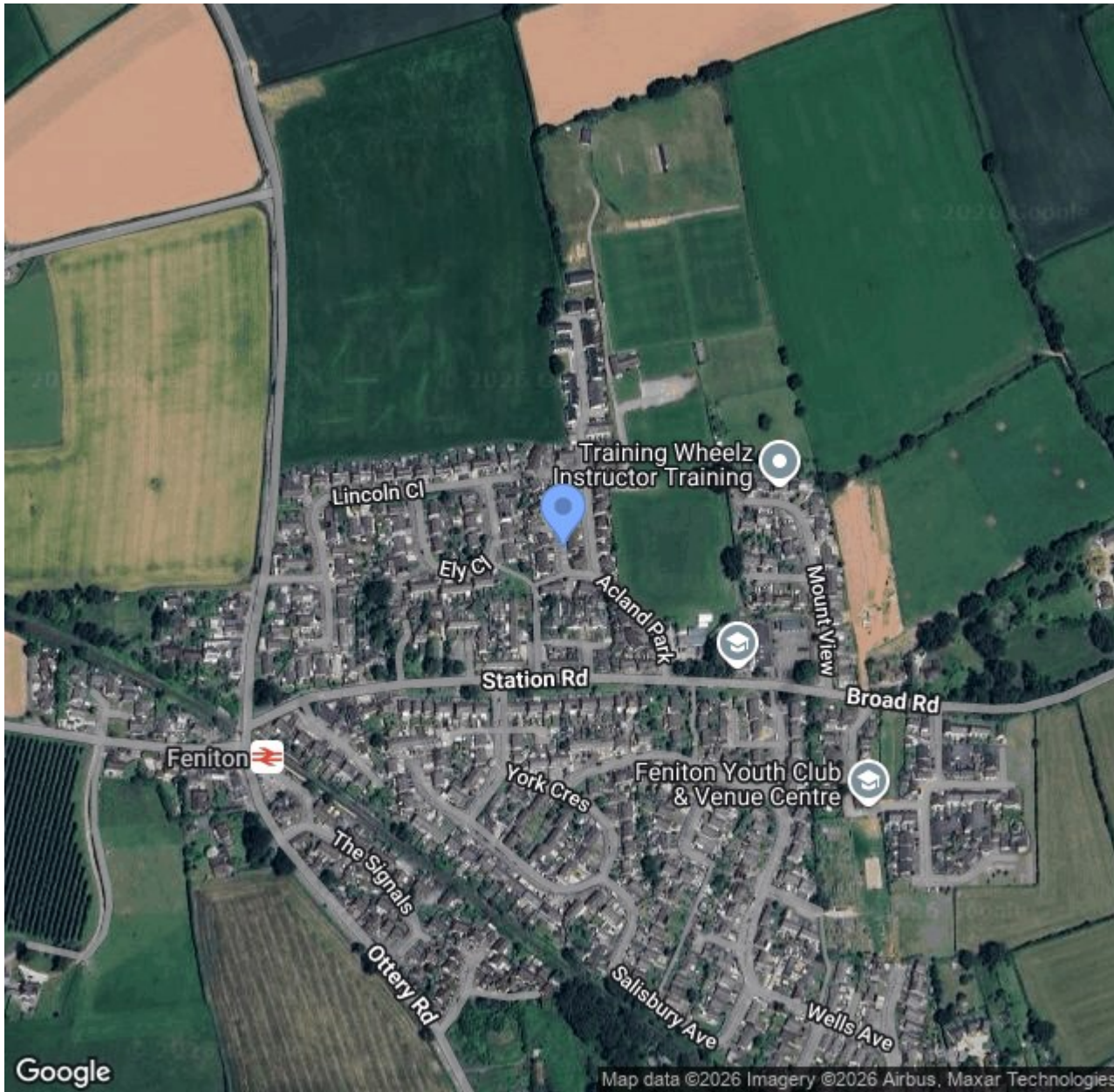
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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- Spacious three double bedroom terraced home
- Principal bedroom with en-suite shower room
- Large open-plan kitchen, dining and living area
- Stunning countryside views to the rear
- Low-maintenance garden overlooking open fields
- Car port with EV charging point
- Downstairs WC and spacious landing upstairs
- Located in a popular village with train station, shops, pub and schools
- Excellent rural setting with easy access to Exeter (approx. 25 minutes)
- Offered with no onward chain





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