



7 High View



STAGS

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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
- 2x En suites
- Generous Ground Floor Accommodation
- Kings school catchment area
- EPC C
- Semi-Detached Family Home
- Driveway Parking
- Walkable To Railway Station
- Freehold
- 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





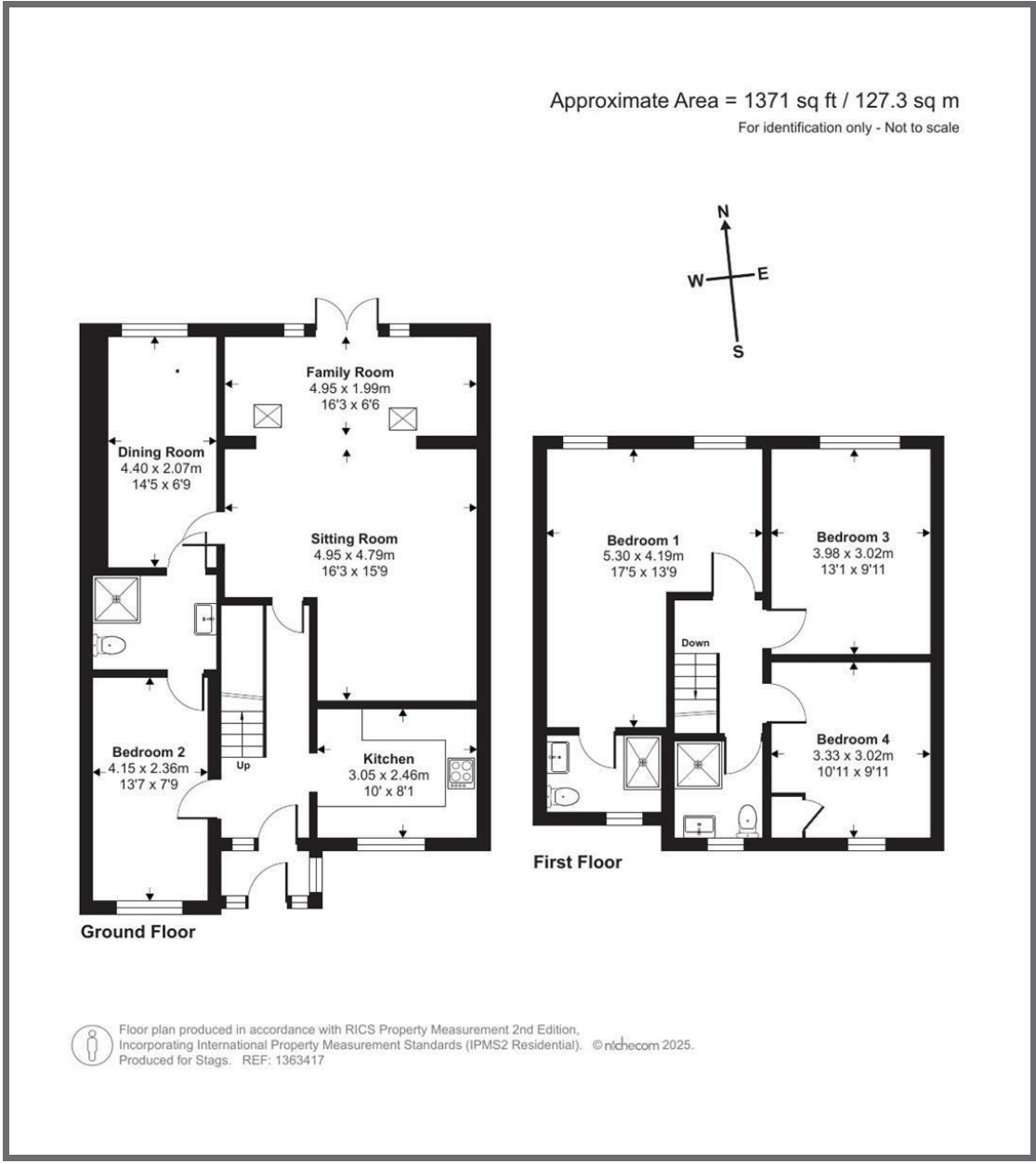
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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