



The Bungalow Nags Head Road



# The Bungalow Nags Head

Gittisham, Honiton, Devon, EX14 3AW

Honiton Town 2.2 miles: Exeter 17 miles: Sidmouth 9.3 miles

A well presented detached family bungalow situated on the outskirts of Honiton with country views.

- Sitting Room
- Three Double Bedrooms
- Garden
- Countryside Views
- Freehold
- Kitchen/Dining Room
- Bathroom & En-Suite
- Driveway Parking and Car Port
- No onward chain
- Council Tax Band D

## Guide Price £450,000

**SITUATION:** Conveniently situated only a few minutes from the market town of Honiton, The Bungalow lies in the parish of Gittisham and is within walking distance of the Otter Inn, a popular riverside public house at Weston. Access onto the A30 dual carriageway is nearby making the M5 and Exeter some 15 minutes away by car. Honiton offers a good range of local amenities and a mainline rail service to Exeter and London Waterloo.

**DESCRIPTION:** A 1970's brick built detached bungalow offering well planned accommodation throughout. The entrance hall provides useful storage and access to all rooms. The sitting room enjoys a feature logburner and patio doors to the front garden, with double doors opening into the dining room and country style kitchen with range cooker. There are three bedrooms, one with an en-suite shower room, plus a separate family bathroom.

**OUTSIDE:** Double gates open to a paved parking area with space for several vehicles, a double car port and adjoining shed. Steps and a gravel path lead down to the bungalow. The gardens are mainly to the front, laid to lawn with mature shrubs, fruit trees and a pergola covered decked area. The decking continues around to the rear, providing a lovely seating area with countryside views.

**SERVICES:** Mains electric and water. Septic tank drainage, which is located in the neighbours garden, there are rights of access to the tank. Oil fired central heating. Standard and Ultrafast Broadband available. Mobile signal outside likely with Three, 02, Vodafone and EE. (Ofcom)

**AGENTS NOTE:** Planning permission to construct a garage with an adjoining study and bike store was granted to the current owners on 9th July 2018. This consent has since lapsed. Full planning information is available on the East Devon District Council website under reference 18/0878/FUL.


**DIRECTIONS:** What 3 Words ///daredevil.taped.beep





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.

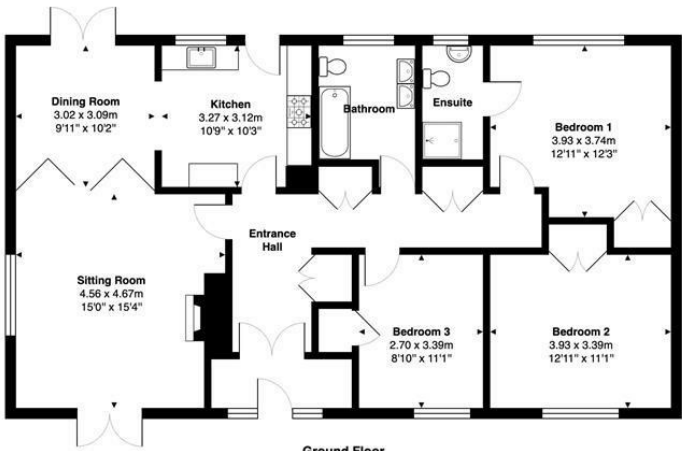


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	53		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

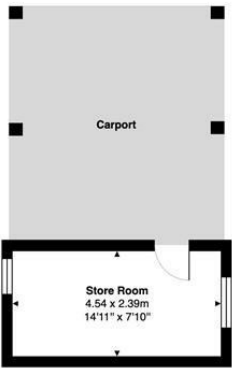
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Ground Floor  
Area: 112.8 m<sup>2</sup> ... 1214 ft<sup>2</sup>



Area: 0.0 m<sup>2</sup> ... 0 ft<sup>2</sup>

Total Area: 112.8 m<sup>2</sup> ... 1214 ft<sup>2</sup> (excluding store room, carport)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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