



7 Ferndale Close



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Honiton, EX14 2YN

What3Words: ///permit.drones.herds

A beautifully presented and contemporary designed bungalow located on the edge of Honiton

- Three Bedrooms
- Kitchen/diner
- Bathroom and En-suite
- Driveway
- Freehold
- Sitting Room
- Separate Utility
- Study Area
- Gardens to Front and Rear
- Council Tax Band D

Guide Price £465,000

SITUATION: Enjoying a peaceful position at the end of a quiet residential cul-de-sac, this property is ideally placed within easy reach of Honiton's bustling town centre and its excellent range of amenities. The town offers superb transport links, including a mainline rail service to London Waterloo and quick access to Exeter and the M5 via the A30.

DESCRIPTION: This attractive 1980s brick built bungalow with tiled roof, has been thoughtfully updated by the current owners to offer stylish and versatile accommodation. The entrance opens into a light and airy open plan study and family area, which could easily be reconfigured as an additional bedroom if required. The sitting room flows seamlessly into the modern kitchen/dining room, complete with integrated appliances and ample space for entertaining. There are two further bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom and a separate useful utility room.

OUTSIDE: To the front, a private driveway provides generous parking alongside an area of lawn. The rear garden is mainly laid to lawn and features a large patio, perfect for outdoor entertaining and al fresco dining, bordered by well stocked flowerbeds and mature planting.

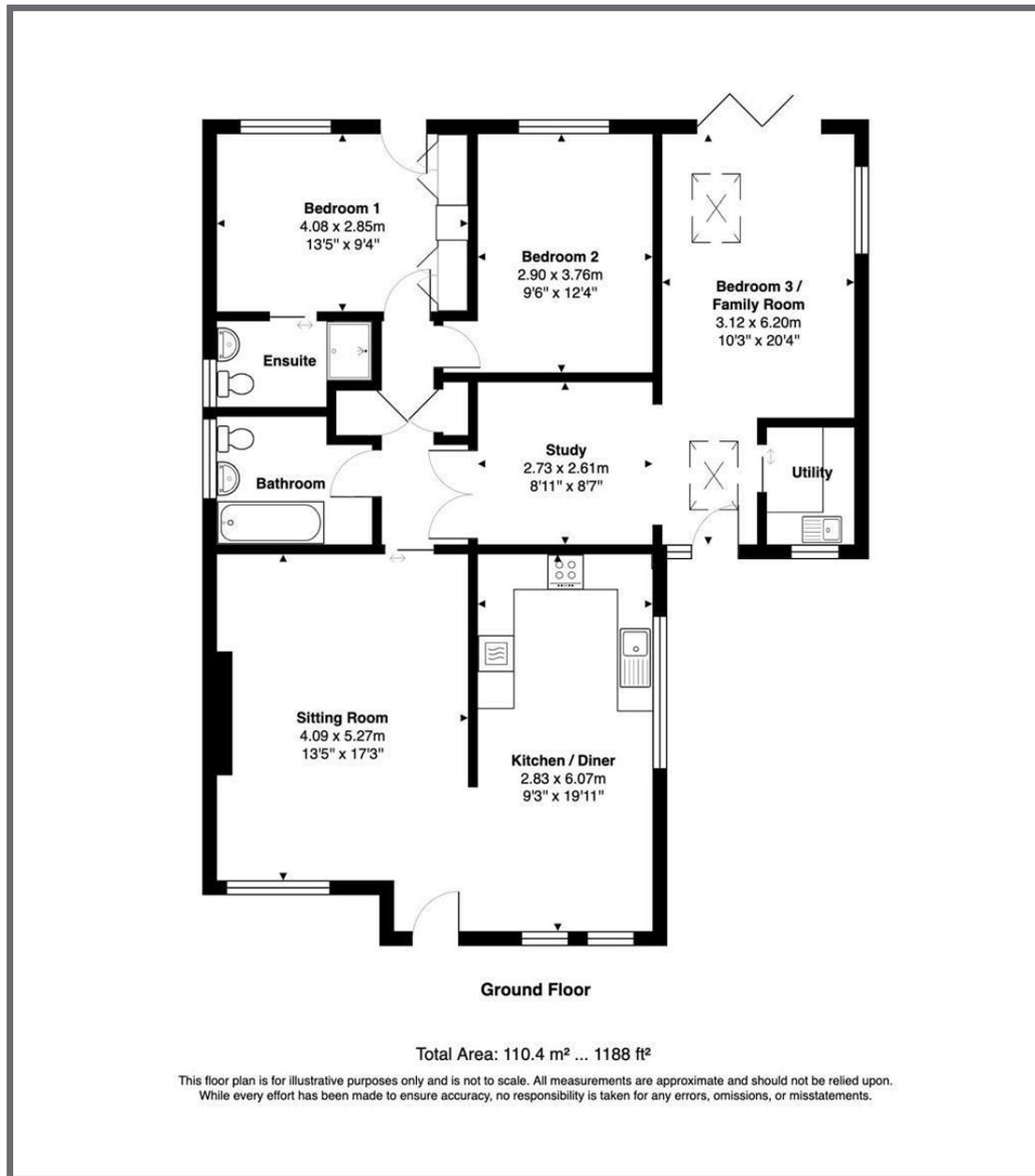
SERVICES: All mains connected. Gas fired central heating. Standard, Superfast and Ultrafast broadband available. Good mobile signal outside and in home (Ofcom, 2025).

AGENTS NOTE: Two Oak trees to the front of the property have tree preservation orders.





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		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(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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