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25 Honeylands Drive, Exeter, Devon, EX4 8QP



SOUTHGATE

ESTATES

£265,000

Guide Price





25 Honeylands Drive, Exeter

A beautifully presented two-bedroom retirement home, situated in the sought-after area of Honeylands Drive, Exeter. The property has been completely refurbished throughout, including replaced kitchen and bathroom suites, along with the installation of an air source heat pump.

The accommodation comprises an entrance hallway, open-plan lounge diner, kitchen, and a downstairs shower room, with stairs rising to the first floor where there are two bedrooms and a further bathroom. Designed for comfortable, low-maintenance retirement living, the home offers practical features such as a wide staircase suitable for a stair lift and washing facilities on both floors, ensuring flexibility for both current and future needs.

Outside, there are well maintained communal gardens to the front and a south west facing rear garden, which is mowed by service providers. External property maintenance is included within the management fee and there is also a communal car park for off-road parking. With an on-site manager and bus links directly outside the development providing easy access to the high street, the property combines independence with everyday convenience.





Accommodation The front door opens into a welcoming entrance hallway which features a window to the side aspect and provides access to the lounge diner and the downstairs shower room, as well as stairs rising to the first floor incorporating built-in storage below. The lounge diner is a light and comfortable reception space, benefiting from windows to both the front and rear aspects, with sliding doors opening directly out to the rear garden. There is also ample room for both seating and dining. A door opens into the kitchen which is well-appointed with a range of fitted wall and base units and worktop space, offering a practical area for everyday use. Space is provided for various appliances, and a window and door located to the rear lead out to the garden. The convenient downstairs shower room comprises a shower cubicle, a wash basin with a mixer tap over and vanity unit below, and a close-coupled WC. To the first floor, the two bedrooms are both well-proportioned double bedrooms, each enjoying a pleasant outlook to either the front/rear aspects, and benefiting from large built-in cupboards, providing excellent storage space. The bathroom is also located on the first floor and incorporates a three piece suite including a bath with a mixer tap over and a handheld shower head, a wash basin with a mixer tap over and a vanity unit below, plus a close-coupled WC. Additionally, a frosted window faces the rear aspect.

Outside To the rear of the property is a delightful enclosed garden, offering a private outdoor space ideal for relaxing or light gardening. To the front, residents have use of a communal car park, and there is an attractive, well-kept lawn.

Property Information Tenure: Freehold. Council tax band: C.

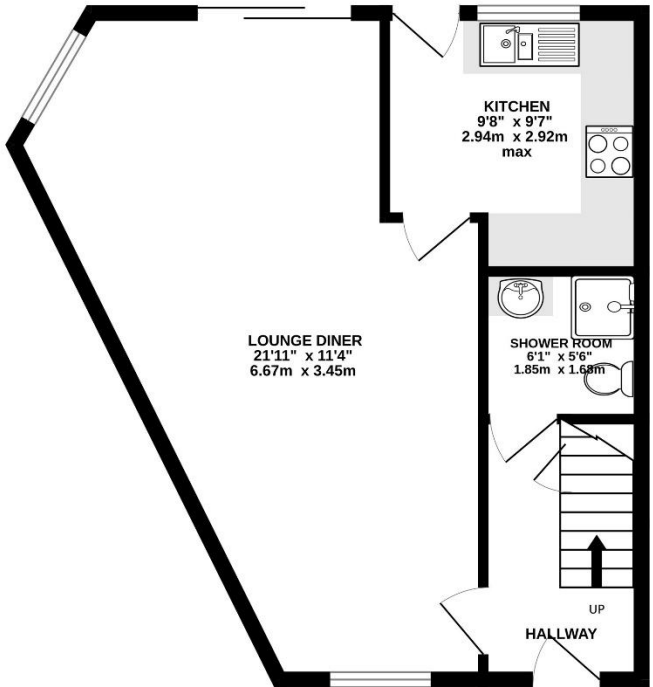
- *2 Double Bedrooms*
- *Retirement Property*
- *Larger Corner Plot*
- *South West Facing Garden*
- *Views over Beautifully Kept
Communal Grounds*
- *Communal Car Park*



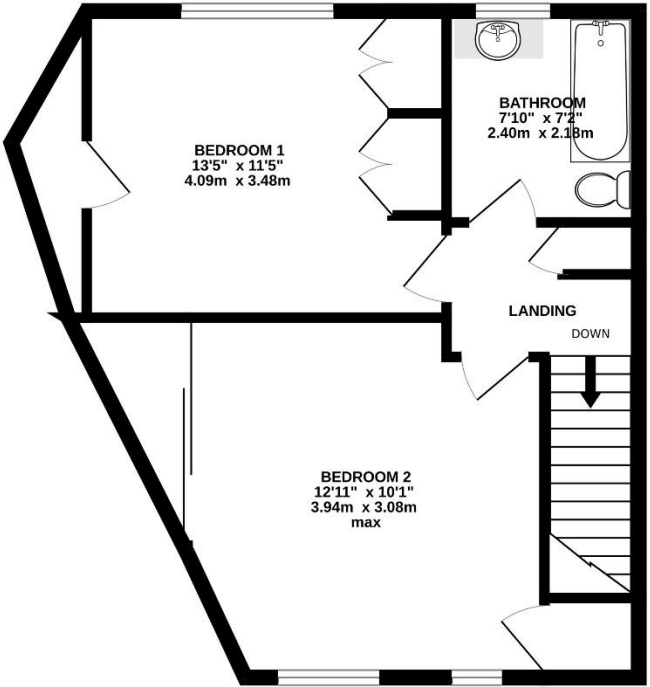
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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