



**Connells**

Honeylands Drive  
Exeter



## Property Description

*Situated within the popular Honeylands Drive development in Exeter, this attractive two bedroom end of terrace retirement property offers comfortable and well-balanced accommodation throughout.*

*The ground floor comprises a bright open plan living/dining area, providing a welcoming and sociable space for relaxing and entertaining. The kitchen overlooks the rear garden and offers ample storage and workspace. A convenient ground floor shower room completes the accommodation on this level.*

*Upstairs, the property benefits from two spacious double bedrooms along with a further bathroom, offering flexibility and practicality for everyday living.*

*Externally, the property enjoys a private rear garden featuring both patio and lawn areas, creating a pleasant outdoor space to relax and enjoy.*

*This lovely home offers a fantastic opportunity for those seeking peaceful retirement living within easy reach of local amenities and transport links.*

**NO ONWARD CHAIN.**

## Agents Notes

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

This property is sold as seen.

You must be over the age of 55 to purchase. If you are buying as a couple, the younger person must be over 40 years of age.

## Entrance Hall

Double glazed front aspect window, under stairs storage, wall mounted radiator.

## Living/ Dining Room

Double glazed front aspect window and rear aspect patio doors to garden.

## Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, space for appliances, sink unit, wall mounted radiator.

## Downstairs Shower Room

Walk-in shower, low level toilet, wash hand basin.

## Landing

Airing cupboard.

## Bedroom 1

Two double glazed front aspect windows, two fitted storage cupboards, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, two fitted wardrobes, wall mounted radiator.

## Bathroom

Double glazed rear aspect window, bath, low level toilet, wash hand basin, wall mounted radiator.

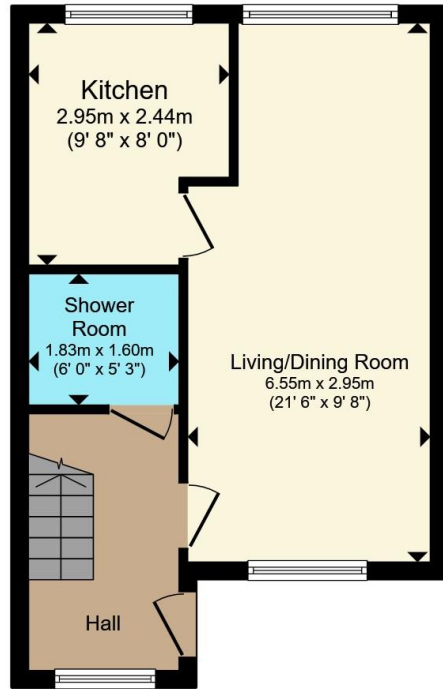
## Rear Garden

Patio area, lawn, fenced surround.

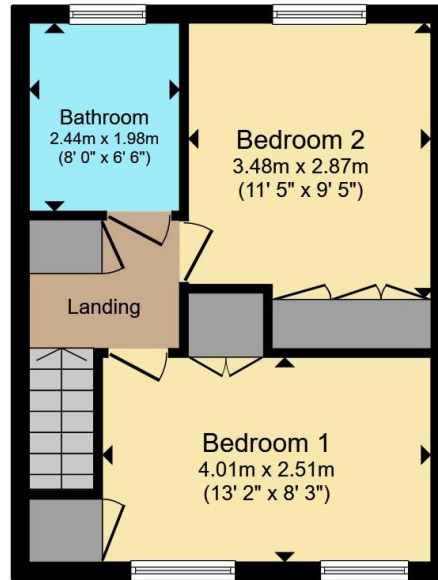
## Parking

Off-road residents parking at rear.





**Ground Floor**



**First Floor**

Total floor area 66.3 m<sup>2</sup> (714 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax Band: C

**view this property online [connells.co.uk/Property/EXR316677](http://connells.co.uk/Property/EXR316677)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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