Honeybee

STAGS

Honeybee

, Honiton, EX14 9RF

What3Words: ///maple.letter.warms

A well presented detached bungalow with plenty of parking and garden

- Three Bedrooms
- Sitting Room
- Bathroom
- Gardens
- Council Tax Band D
- One Bedroom Annexe
- Kitchen/Diner
- Parking
- Freehold

Guide Price £485,000

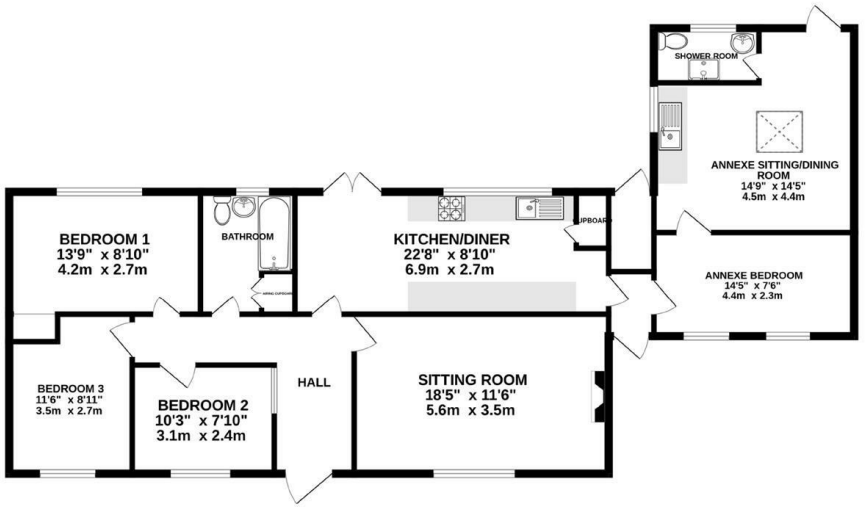
SITUATION: Located on the fringes of the village of Smeatharpe in the Blackdown Hills National Landscape. The property enjoys easy access to the nearby village of Churchinford with a village shop and public house. The market town of Honiton with rail link to London Waterloo and access to the A30 are within 10 miles from the property. Wellington, to the north, has access to the M5. The larger town of Taunton has an excellent range of High Street shops and rail link to London Paddington. Exeter and the south coast are approximately a 40 minute drive.

DESCRIPTION: The accommodation is centred around an entrance hall providing access to all principal rooms. The sitting room features a woodburning stove set on a slate hearth.
The recently fitted kitchen offers a range of storage units, integrated and freestanding appliances, and underfloor heating, opening into the dining area with doors leading to the rear garden. There are three bedrooms, served by the family bathroom. In recent years, the property has undergone a number of improvements by the current owners, including a bedroom and bathroom extension, updated kitchen and bathroom facilities, replacement windows, and enhancements to the heating and water systems. The property also benefits from a self-contained annexe comprising a sitting/dining room, kitchenette, bedroom and shower room, ideal for multi-generational living or potential letting purposes, subject to any necessary consents.

OUTSIDE: To the front of the property is a driveway providing ample parking, bordered by an area of lawn and mature hedging.
To the rear, the garden features a patio ideal for entertaining and al fresco dining, with a lawned garden beyond. The annexe also benefits from its own enclosed area of garden, comprising both patio and lawn.

SERVICES: Mains Electric and Water. Septic tank. Oil fired central heating. Underfloor heating in the kitchen. Log burner in the sitting room. The current owners have had a new boiler and oil tank installed. Most doors and windows have been replaced. Good outdoor mobile signal. Standard and Ultrafast broadband available within the property (Ofcom 2026).

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.



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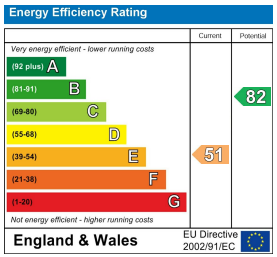

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