



12 The Chase



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, Honiton, EX14 1QB

Honiton High Street 0.2 Miles; Exeter 18 Miles; Sidmouth 10 Miles

**A well-presented three-bedroom bungalow with parking, garage and low-maintenance gardens**

- Cul-De-Sac Location
- Driveway Parking and Garage
- Detached Bungalow
- Council Tax Band D
- Open Plan Living/ Dining Room
- Low Maintenance Gardens
- Freehold
- EPC Band D

## Guide Price £360,000

Honiton lies on the southern edge of the Blackdown Hills, an Area of Outstanding Natural Beauty, and is around 10 miles from the Jurassic Coast at Sidmouth. The town offers excellent transport links, with a direct rail service to London Waterloo and easy access to the A30 leading to Exeter, the M5 motorway and beyond. Exeter provides further rail connections, an international airport, and a wide range of shopping and leisure facilities.

Located in an accessible cul-de-sac, this detached bungalow offers practical and well-arranged accommodation on one level. There are three bedrooms, all with built-in storage. Bedrooms one and two are doubles, while bedroom three is currently used as a study/bedroom and has access to a conservatory, which opens directly onto the rear patio garden. A family shower room serves all three bedrooms. The kitchen is fitted with a range of base and wall units and off this is an open-plan living/dining area.

Outside, the front garden is designed for ease of maintenance with a patio area, shrubs and bushes. A driveway provides parking for up to four cars and leads to a single garage. To the rear, there is a private patio garden, also accessed via the conservatory.

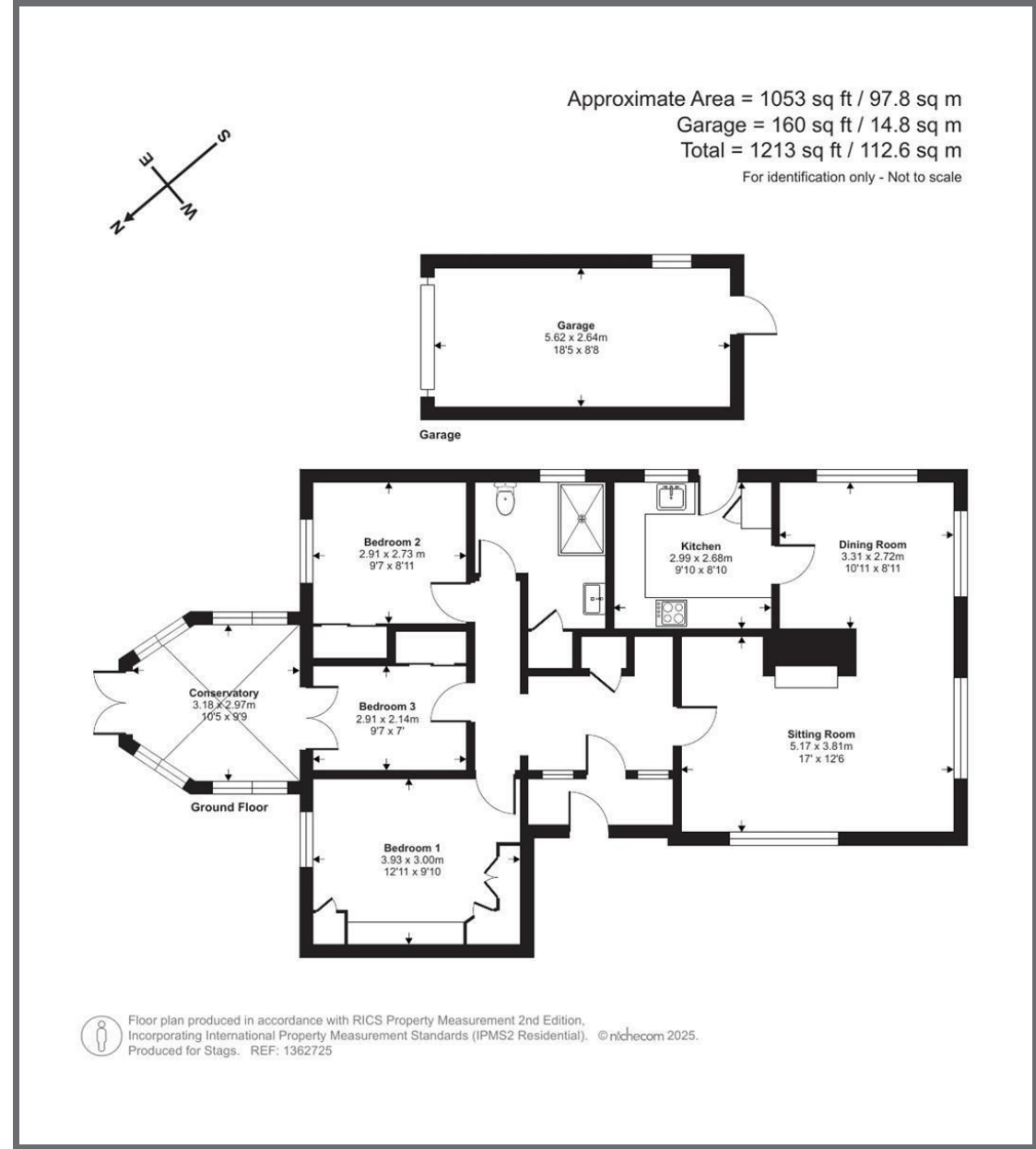
All mains services connected. Gas fired central heating. Standard, Superfast and Ultrafast broadband available. Good mobile signal outdoor and in home with all major networks (Ofcom, 2025).

What3Words: [///venues.stores.song](https://www.what3words.com/venues/stores/song)





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		
(69-80)	C		
(55-68)	D	68	77
(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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