



Karibuni Offwell, Honiton EX14 9SA

welcome to

Karibuni Offwell, Honiton

Fox & Sons are delighted to bring to the market this charming three-bedroom detached chalet bungalow that perfectly blends comfort, flexibility & idyllic countryside living, nestled in the heart of the beautifully tranquil village of Offwell, within easy access of the market town of Honiton.

Front Garden

A block-paved driveway offers ample parking and access to the garage, laid to lawn areas with established plants, hedging and trees, steps up to front door, outside security lighting

Entrance Porch

Entered via uPVC front door with double glazed panel, door leading through to entrance hallway

Entrance Hallway

Doors leading to subsequent rooms, stairs rising to first floor, radiator, ceiling light points

Lounge

uPVC double glazed double doors to rear aspect leading to garden, two uPVC double glazed windows to rear aspect and one uPVC double glazed window to side aspect, electric fire set within feature surround, radiators, wall light points, ceiling light point

Kitchen/Breakfast Room

uPVC double glazed windows to rear and side aspects, range of light oak wall and base units with worktop over and tiled splashback, space for freestanding cooker, integrated cooker hood, integrated fridge and dishwasher, space for freestanding fridge/freezer, 1.5 stainless steel drainer sink, space for dining area, radiator, ceiling light points

Utility

uPVC double glazed windows to front and rear aspects, uPVC door with opaque double glazed panel to rear aspect leading to garden, range of wall and base units with worktop over and tiled splashback, stainless steel sink, door leading through to garage, radiator, ceiling light point

Dining Room/Bedroom 3

uPVC double glazed windows to front and side aspects, door through to hallway and glass double doors through to kitchen/breakfast room, radiator, ceiling light point

Currently used as a snug

Bedroom 2

uPVC double glazed window to front aspect, fitted mirrored wardrobes, radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to side aspect, shower, bath, hand wash basin, tiled walls, airing cupboard with radiator, radiator, ceiling light point

Separate WC

uPVC opaque double glazed window to side aspect, low level WC, radiator, ceiling light point

Landing

Door leading through to master bedroom, substantial under eaves storage, ceiling light point

Master Bedroom

uPVC double glazed windows to front and rear aspect with beautiful countryside views, fitted mirrored wardrobes, substantial under eaves storage, radiators, ceiling light point, spotlights

En-Suite

Velux window, shower, hand wash basin, low level WC, tiled walls, substantial under eaves storage, radiator, spotlights





Rear Garden

Patio area with path leading around side of property providing gated front access, raised flowerbeds, outside security lighting, steps up to laid to lawn area, timber summerhouse with power and lighting, pond, vegetable patches and flowerbeds, timber shed and greenhouse, established plants, hedges and trees

Outside WC & Oil Room

Low level WC, hand wash basin, solar PV panel controls, air-source heat pump controls, wall light point

Garage

Accessed via up and over garage door, internal door through to utility, boarded with racking also, lighting and power

Agent's Note

The vendor has informed us that planning permission had previously been granted for a further upstairs extension



Location

The village of Offwell has a well regarded primary school and active community based around the school, church and village hall. The popular market town of Honiton is approximately 3 miles drive offering a range of amenities including supermarkets, an out of town retail park and a diverse and interesting range of independent shops. The A30 is easily accessible and provides links to the M5 and A303. Honiton is on the Exeter to London Waterloo line, and the London Paddington line is available from Taunton. A number of popular beaches on the beautiful Jurassic Coast, such as Sidmouth and Lyme Regis, are within easy driving distance.



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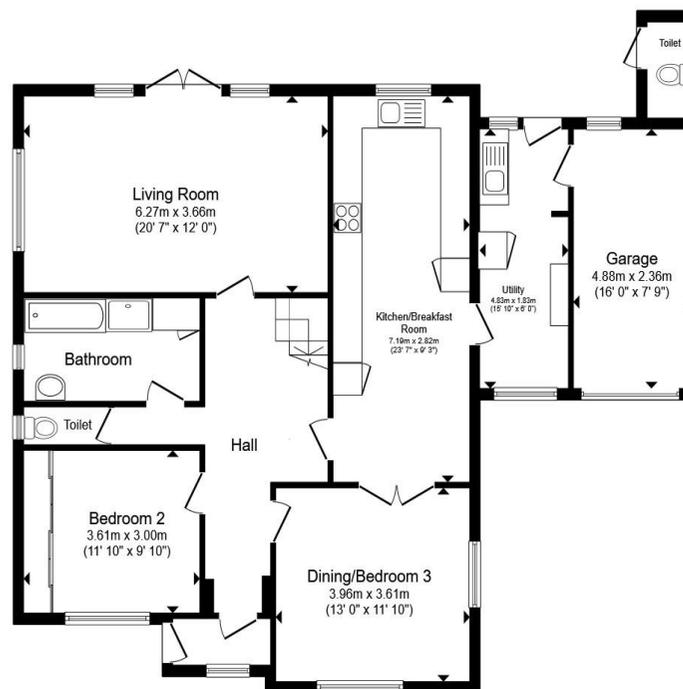
Karibuni Offwell, Honiton

- COUNCIL TAX BAND = E
- VILLAGE SETTING
- CHALET BUNGALOW
- SPACIOUS LIVING ACCOMMODATION
- GARAGE AND DRIVEWAY PARKING

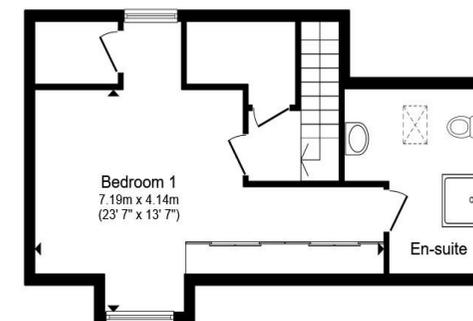
Tenure: Freehold EPC Rating: C

Council Tax Band: E

£425,000



Ground Floor



First Floor

Total floor area 155.0 m² (1,668 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



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Property Ref:
AXM105035 - 0002

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