



Honeybee





# Honeybee

Smeatharpe, 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 £500,000

**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).





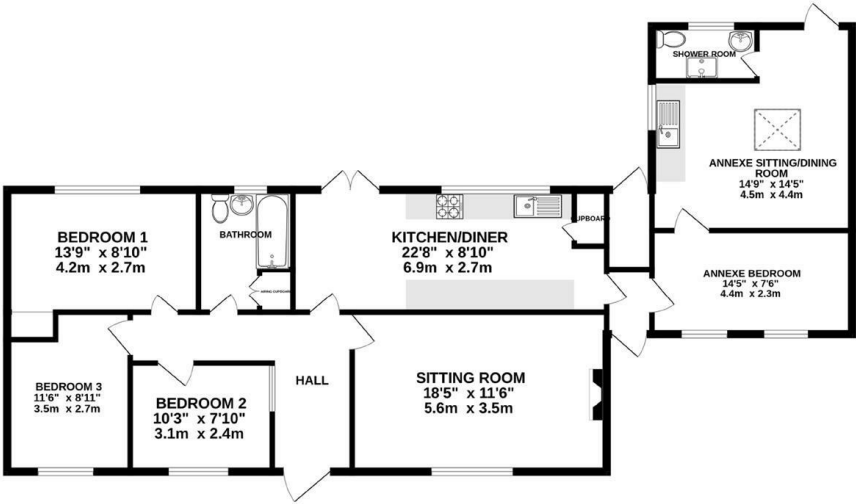




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GROUND FLOOR  
1234 sq.ft. (114.6 sq.m.) approx.



HONEYBEE, SMEARTHARPE, DEVON EX14 9RF

TOTAL FLOOR AREA: 1234 sq.ft. (114.6 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 82        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   | 51      |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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