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11 York Close

11 York Close, Feniton, Honiton, Devon, EX14 3DJ



Train Station 0.4 miles - Ottery St Mary 3.5 miles - Honiton 5.2 miles

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**A well presented and surprisingly spacious mid terraced house in the sought after village of Feniton.**

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- No onward chain
- 2 double bedrooms
- Study/bedroom 3
- Est. Rental value £1,150 pcm.
- Open kitchen & conservatory
- Gardens to the front & rear
- Garage
- Walking distance to train station
- Freehold
- Council Tax Band: B

**Guide Price £210,000**

### SITUATION

The property is situated in the heart of the popular village of Feniton with a range of local shops, services, primary school and mainline railway link. The Cathedral City of Exeter is approximately 15 minutes drive to the west with M5 junction and the market town of Honiton a short distance to the east providing extensive range of shops and services and further mainline railway link.

### DESCRIPTION

This attractive mid terrace house offers well balanced and versatile accommodation arranged over two floors. The ground floor comprises a light and airy sitting and dining room with under stairs storage and stairs rising to the first floor, a fitted kitchen with a range of wall and base units and space for appliances, opens through to a conservatory which is currently used as a dining area with doors opening onto the rear garden. On the first floor are two well proportioned double bedrooms, a useful study or dressing room, and a bathroom.

### OUTSIDE

The property is set within a walkway position, with an open plan front garden which is laid to lawn. To the rear is an enclosed garden comprising of lawn and gravel seating area. A door provides rear access into the garage. The garage has power, light and an up and over door. There is on street parking available nearby.

### SERVICES

Mains electric, gas, water and drainage.  
Council Tax Band: B  
EPC Band: D

Mobile: good outdoor, variable indoor (Ofcom).

Broadband: standard, superfast and ultrafast available (Ofcom).

Flood risk: very low & low (gov.uk).

### AGENTS NOTE

The selling agents give notice under the Estate Agency Act that one of the vendors of this property is an employee of Stags.

### RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553. This property has recently been successfully let with an estimated Rental value £1,150 pcm.

### DIRECTIONS

What3words.com:

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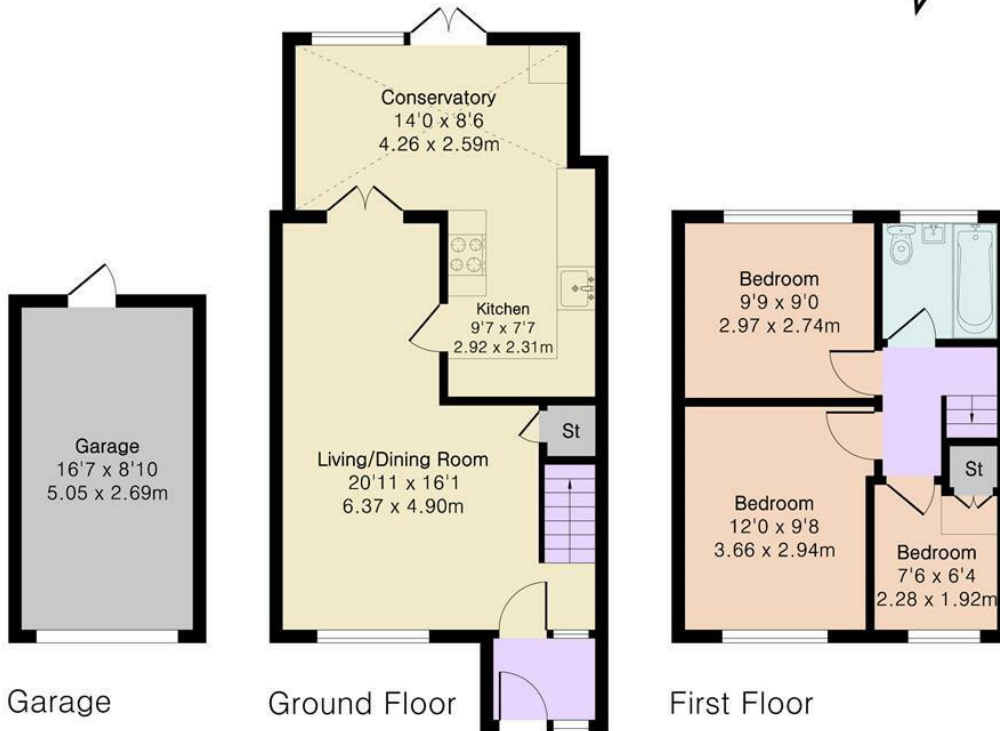


**Approximate Gross Internal Area 828 sq ft - 77 sq m  
(Excluding Garage)**

Ground Floor Area 492 sq ft – 46 sq m

First Floor Area 336 sq ft – 31 sq m

Garage Area 146 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(49-64) G	(35-48) F	(21-44) E	(1-12) D
(1-48)			
Net energy efficient - higher scoring coats		EU DIRECTIVE 2002/91/EC	
England & Wales			

Current: 68  
Potential: 82

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