



27 Glanvill Way



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Honiton, Devon, EX14 2GD

What3Words: ///number.clock.stress

Beautifully presented four bedroom detached family home, landscaped garden, driveway parking and garage.

- Immaculately presented
- Light and Spacious
- Walking distance of High Street
- Wonderful Gardens
- Parking for two vehicles
- Garage
- High Quality fixtures and fittings
- Freehold
- Council Tax band E

## Guide Price £460,000

Conveniently situated within walking distance of the historic market town of Honiton, conveniently situated on its southern fringes. Honiton offers a range of day to day amenities and is widely renowned for its antique and independent shops. Honiton lies on the southern edge of the Blackdown Hills and within easy reach of the Jurassic coast. Communication links are excellent with a direct rail service from Honiton to London Waterloo, whilst the A30 provides quick and efficient road access to the Cathedral City of Exeter. Exeter has a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities.

This immaculately presented detached property boasts light and spacious accommodation throughout, and is situated in a sought after development, close to Honiton Town centre. On the ground floor is a spacious entrance hallway with doors leading to various rooms, and stairs to the first floor. The kitchen is a real feature of this home with a variety of cupboards with wooden work surfaces, a Belfast style sink, built in appliances including a wine fridge, alongside views over the garden. There is ample space for a dining table, and French doors leading to the garden. Off from the kitchen is the utility room, with further cupboards, and space for a washing machine and access to the side of the house. The living room is an excellent size with bay window to the front aspect and ornate fireplace.

On the first floor are four bedrooms, the master boasts a spacious en-suite and a range of built in wardrobes. There is a family bathroom for the remaining three bedrooms.

The rear garden has been landscaped to make the best use of all areas of the garden, with a fantastic raised deck and patio leading from the kitchen, which offers a great place for garden furniture, to make the most of the views and tranquillity. Steps lead to the bottom of the garden, which is mainly laid to lawn, with a range of shrubs and borders, as well as a rocky and garden shed. There is a door leading to the garage from the patio area, making the garage easily accessible.

To the front of the property is driveway parking for two vehicles with an EV charging point. Further landscaped, but easily maintainable front garden. Single garage, with light and power.

All mains services connected. Gas central heating.  
Ultrafast broadband available. Good mobile signal with all major networks (Ofcom, 2025).





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	67	78
(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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Approximate Area = 1187 sq ft / 110.2 sq m  
Garage = 162 sq ft / 15.1 sq m  
Total = 1349 sq ft / 125.3 sq m  
For identification only - Not to scale

First Floor

Ground Floor

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshcom 2023. Produced for Stags, REF: 999629



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