



York Crescent, Feniton, Honiton, EX14 3DQ

Guide Price £329,950

4 1 2



York Crescent is conveniently situated in the heart of this desirable village, offering excellent local amenities including a convenience store, a railway station connecting Exeter with London Waterloo, and a highly regarded primary school.

The well-presented and well-proportioned accommodation includes a useful entrance porch leading into the hallway, where an understairs storage cupboard is located. The kitchen/ breakfast room is well appointed and fitted with an extensive range of oak-effect cupboards and drawers at both base and eye level, incorporating an eye-level double oven, integrated fridge-freezer, and granite-effect worktops with an inset halogen hob. There is further space for modern appliances and a useful breakfast bar.

The living room is light and airy, providing ample space for lounge furniture and featuring an electric fireplace. Sliding doors from the sitting room lead into the conservatory, which is currently used as a dining room, offering space for a large family table and chairs, with a door opening onto the rear garden. The conservatory is a versatile space suitable for a variety of uses. The principal dining room, located adjacent to the sitting room, is currently used as a snug. Leading from this room is a cloakroom/WC and a separate utility space, which houses a washing machine, tumble dryer, and additional worktop space.

On the first floor, there are four good-sized bedrooms and a fifth room/study, which could also be utilised as an en-suite or dressing room for the main bedroom if required. The property benefits from uPVC double glazing throughout and a gas central heating system, creating an efficient home to run.

To the front of the property is a substantial driveway providing off-road parking for several vehicles, along with access to the integral garage with light and power. A side gate provides access to the good-sized rear garden, which features a large paved patio area ideal for outdoor dining and entertaining, along with a generous expanse of lawn.

VIEWING By prior appointment with Redfern's 01404 814306

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band C

TENURE Freehold

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Conveniently situated close to village amenities
- Well-appointed kitchen/ breakfast room
- Conservatory with access to the rear garden
- Useful utility room and ground floor cloakroom/ WC
- Substantial driveway providing off-road parking
- Four bedrooms, including an additional study
- Light and airy sitting room
- Separate dining room/ snug
- uPVC double glazing and gas central heating
- Integral garage with light and power



Ottery St. Mary | 01404 814 306
Exeter | 01392 984 511
Sidmouth | 01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

