

STAGS

Stoney Broke

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Beggars Lane, Honiton, Devon, EX14 1BD

Honiton Town Centre: 0.8 miles Honiton Station: 1 mile Exeter: 16 miles

This charming three-bedroom detached bungalow has been thoughtfully designed, offering a fantastic kitchen/diner, inviting living spaces, and beautifully landscaped gardens, along with a detached double garage and plenty of driveway parking.

- Detached bungalow
- Contemporary kitchen/diner
- Conservatory
- Secure driveway parking
- EPC D
- Three bedrooms
- Landscaped gardens
- Double garage
- Freehold
- Council Tax Band D

Guide Price £710,000

The historic market town of Honiton lies on the southern edge of the Blackdown Hills National Landscape and is just 10 miles from the stunning Jurassic Coast at Sidmouth.
Communication links are excellent with a direct rail service from Honiton Station to London Waterloo, whilst the A30 provides quick and efficient road access to Exeter and junction 29 of the M5 motorway. Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping, cultural and leisure facilities.

This property offers excellent living accommodation, including a generous sitting room, with study area that spans the depth of the property and a bright conservatory overlooking the garden. The impressive kitchen/diner is a standout feature, with stylish and contemporary cabinetry, modern appliances, a kitchen island and a useful utility room. Patio doors from the dining area lead out to a raised decked terrace, ideal for alfresco dining and entertaining.
To the other side of the entrance hall, you'll find three well proportioned bedrooms. The master bedroom features an ensuite shower room and built-in wardrobes, while bedrooms two and three are served by a well appointed family shower room.

To the rear, the property boasts landscaped gardens, featuring a large raised decked area, perfect for outdoor entertaining. The remainder of the garden is predominantly laid to well maintained lawn, bordered by mature planting. Within the garden, you'll also find two timber sheds and a further space for relaxation or entertaining in the form of a charming summer pavilion. Please note, the two sheds and the summer pavilion are excluded from the sale price, however, the sellers are open to a separate negotiation should a purchaser wish to acquire them.
At the front, the property enjoys excellent privacy and is approached via double wooden electric gates leading onto a generous gravel driveway, offering ample off road parking for multiple or larger vehicles. Additional parking and shelter are provided by a carport alongside the property, as well as a detached double garage.

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

What3Words: ///snaps.candy.above













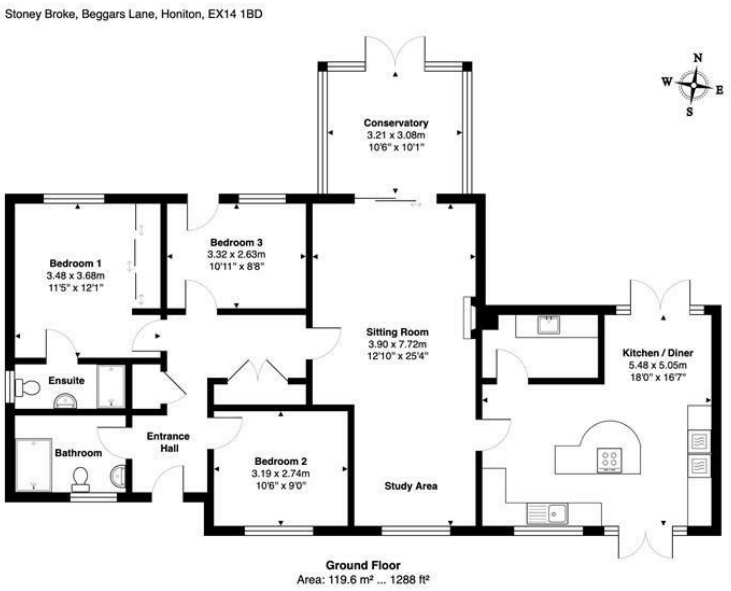




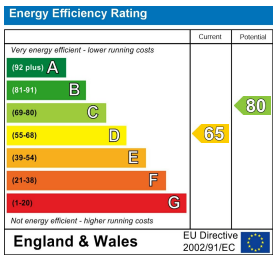


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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