

18 Markers Park, Honiton, EX14 3NL

Guide price £425,000

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- Detached Bungalow
- Lounge With Open Fire
- En-Suite To Principal Bedroom
- Kitchen
- Generous Garden
- Three Bedrooms
- Dining Room
- Bathroom
- Garage And Driveway
- The Kings School Catchment



Located in the thriving village of Payhembury, this detached three-bedroom bungalow lies within a short walk of the church, village green, community shop and primary school. The property offers comfortable single-storey accommodation including a bright living room, dining room with direct access to the garden, kitchen, family bathroom and three bedrooms, one with an en suite. Outside, there is a lawned garden with mature borders, greenhouse and raised beds. The property and includes a garage, driveway parking. The property falls within the catchment area for the Ofsted Outstanding-rated King's School in Ottery St Mary, and is ideally placed to enjoy village life, whilst benefitting from easy access to the A30, M5, Exeter and rail links beyond.

Walk Through

The front door opens into a central hallway, which provides access to the principal rooms of the house. To the immediate left are the living and dining rooms connected by an open plan arch. The next left leads to the kitchen, whilst, to the right, the corridor leads to the property's three bedrooms. Straight ahead are the family bathroom and two useful storage cupboards.
Turning left, the living room is a bright and welcoming space centred around a fireplace with brick surround and timber lintel. A bay window brings in excellent natural light and there is ample room for multiple sofas and additional furniture.

An open archway connects the living room to the dining room, creating a sociable arrangement whilst maintaining distinct spaces. The dining room comfortably accommodates a six-seat dining table and benefits from French doors opening directly onto the patio and garden. A useful serving hatch links through to the kitchen.

The kitchen enjoys views over the garden through a rear-facing window and benefits from a door providing direct access outside. Matching high and low units provide ample storage and work surface space. The kitchen is fitted with an electric hob, Zanussi double oven and sink with storage below, together with space, plumbing and electrics for a washing machine.

The property has three bedrooms: two benefits from fitted storage, including the principal bedroom. The principal bedroom is ensuite fitted with a shower and WC. It enjoys views over the rear garden. The remaining bedrooms provide flexible space for family members, guests or home working.
The family bathroom is fitted with a bath, over-bath shower, WC and wash basin.

Outside, the garden has been arranged into several distinct areas. Close to the house, a path and patio adjoining the dining room provide space for outdoor



seating and dining. Beyond are areas laid to lawn, mature flower beds and established shrubs. A gravelled section incorporates raised beds and a greenhouse adjacent to the garage. The garden also benefits from an outside tap. There is an additional garden to the front of the property with shrub and flower borders. A driveway provides parking and access to the garage, which can also be reached directly from the rear garden.

Situation

This property is located in a short walk of the heart of the thriving rural village of Payhembury, within 0.4 miles of the village green, 12th century village church and village stores, and primary school.

Payhembury is well served by local amenities, including a community-run shop and post office, public house, garage and a well-regarded primary school. The village falls within the catchment area for the Ofsted Outstanding-rated King's School in Ottery St Mary, making it particularly appealing for families. It has an active and welcoming community, with a range of local events and activities, including village cricket and other social gatherings.

The surrounding countryside offers a wealth of walking routes directly from the doorstep, adding to the strong sense of rural lifestyle. Despite this, the village is well connected. The A30, providing access to the A303 for London, can be reached at Honiton (approximately 6 miles), while the M5 at Junction 28 lies around 8 miles away.

Rail connections are available from Feniton (approximately 3 miles) and Tiverton Parkway (around 12.5 miles), offering access to Exeter, London and destinations further afield, including the Midlands and the north of England. Exeter Airport is also within easy reach at approximately 12 miles.

The nearby towns of Cullompton and Honiton provide a range of amenities including supermarkets, cafés, restaurants and leisure facilities. For a wider selection of shopping and cultural offerings, the cathedral city of Exeter lies approximately 16 miles away. The South West coastline is also within reach, with beaches approximately 14 miles distant.

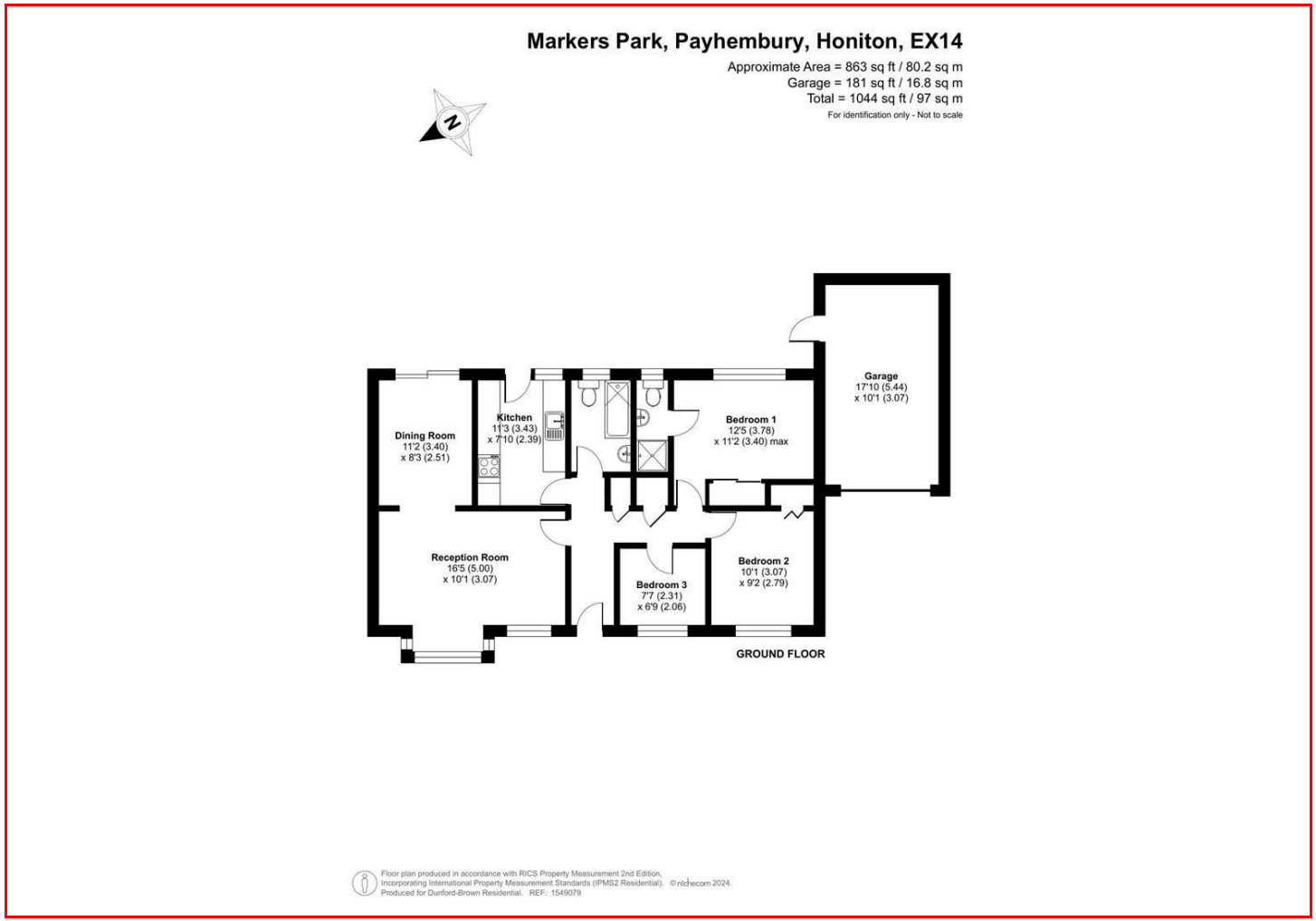








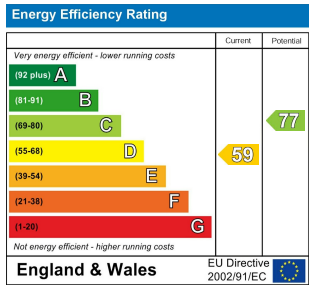
Floor Plans

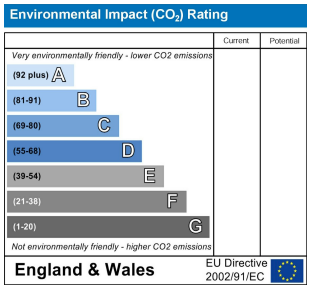


Location Map



Energy Performance Graph





Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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