



91 Acland Park, Feniton, Honiton, EX14 3WA

Guide Price £265,000

3 1 2



Situated in a peaceful residential setting within the popular village of Feniton, this well-maintained three bedroom property offers comfortable family accommodation with the benefit of a private rear garden and off-street parking.

The accommodation comprises a spacious living room, a fitted kitchen with dining area, and three well-proportioned bedrooms served by a family bathroom. The property is well laid out to suit modern family living and is presented in very good order throughout.

Outside, the private rear garden provides a safe and sunny spot for children to play or for entertaining friends, while off-street parking to the front adds ease and practicality.

Feniton is a highly regarded village with a range of local amenities, including a primary school, shop and railway station, together with excellent road links to Exeter and the surrounding area.

This property presents an excellent opportunity to acquire a family home in a desirable village location, combining a peaceful setting with accessibility and practicality.

Feniton is an extremely well situated village for those wishing to travel to Ottery St Mary (3 miles), Honiton (3 miles) and Exeter (12 miles). The A30 dual carriageway provides quick journey times into Exeter and Honiton. The village has a train service (Waterloo-Exeter), shops, pub, very good primary school and church. The coast at Sidmouth is within an easy drive. Ottery St Mary has many shops, including Sainsbury's as well as the popular King's School.

VIEWING: By prior appointment with Redferns 01404 814306

DIRECTIONS: <https://w3w.co/dreamers.mingles.curl>

SERVICES We understand all mains services are connected.

OUTGOINGS: Council Tax Band C

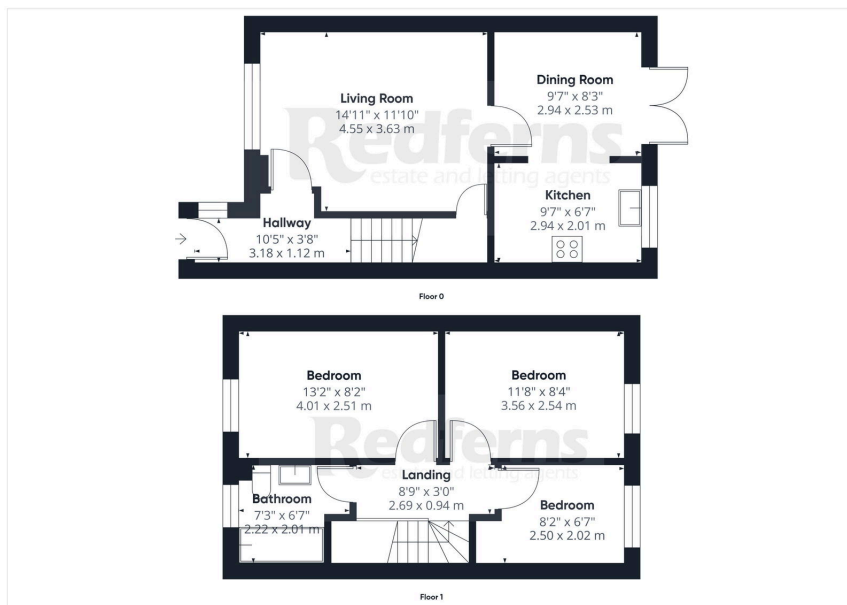
TENURE: Freehold

MOBILE AND BROADBAND COVERAGE: The latest fibre to the premises broadband is connected to this property, for specific checks, please use checker.ofcom.org.uk

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.

IMPORTANT NOTICE: 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property.





- 3 bedrooms
- Spacious living room
- Fitted kitchen
- Dining area
- Modern family bathroom
- Front and rear gardens
- Gas Central Heating
- Fully double glazed
- Council Tax Band - C
- EPC Rating - TBC



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

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