



Serendipity





# Serendipity

, Marsh, Honiton, EX14 9AJ

Honiton: 9 miles Taunton: 12 miles Ilminster: 8 miles

A beautifully presented 2,600 sq ft bungalow set within over half an acre of garden. Positioned on the edge of the village with easy access to the A303, the property also features a self-contained annexe and generous driveway parking for multiple vehicles

- Detached 4 Bedroom Bungalow
- Self-Contained 2 Bedroom Annexe
- Ensuite bathrooms
- Large mature gardens
- Driveway parking
- Recently updated
- Utility room
- Freehold

Guide Price £595,000

## SITUATION

The hamlet of Marsh is within the Blackdown Hills, a national landscape, and includes the highly popular Flintlock Inn. It is situated between the market towns of Honiton and Chard (9 and 5 miles respectively), which cater for day to day needs, including shops, schools and recreational facilities.

The nearby A303 offers fantastic communication links. There are regular rail services to London Waterloo from Honiton, whilst both Exeter and Taunton provide services to London Paddington. Exeter International Airport provides a number of domestic and international flights.





## DESCRIPTION

Serendipity is a beautifully modernised 2,600 sq ft bungalow, set within a sought-after and well-connected hamlet near Honiton. Thoughtfully reconfigured and upgraded by the current owners, the property is immaculately presented and offers bright, well-proportioned accommodation throughout.

The main bungalow features a stylish, modern kitchen with ample space for dining, a generous living room centred around an attractive fireplace, and four well-sized bedrooms. Two bedrooms benefit from en-suite facilities, while a contemporary family bathroom completes the accommodation, making the layout ideal for both family living and entertaining.

A key feature of the property is the self-contained annexe, accessed via its own private entrance and offering excellent flexibility. Currently used as additional living space, it comprises a spacious living room, kitchen-diner, bathroom, and two bedrooms, with doors opening directly onto the garden. The annexe presents an outstanding opportunity for multigenerational living or income potential through holiday letting or Airbnb use.

## OUTSIDE

The gardens are a standout feature, surrounding the bungalow with expansive, well-maintained grounds. Predominantly laid to lawn and complemented by mature trees and established planting, they create an attractive and private setting. A wide driveway provides excellent parking and offers ample space for a caravan or motorhome, further enhancing the practicality of the property.

## SERVICES

Mains water and private drainage. Oil fired central heating.

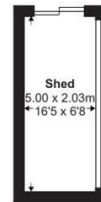
## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

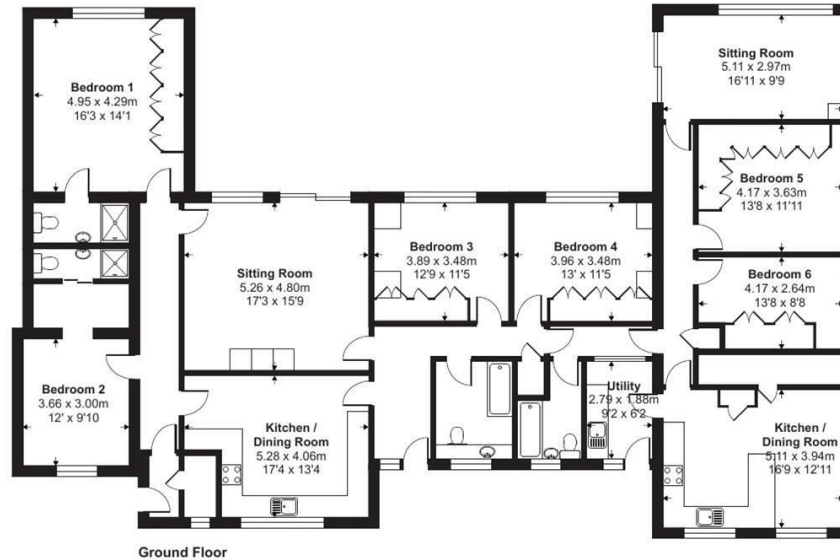
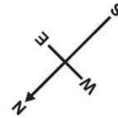


Approximate Area = 2647 sq ft / 245.9 sq m  
 Outbuilding = 110 sq ft / 10.2 sq m  
 Total = 2757 sq ft / 256.1 sq m

For identification only - Not to scale



Outbuilding



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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(54-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>69</b>	<b>54</b>
England & Wales	
EU Directive 2002/91/EC	

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