



Feniton Gardens, Feniton, Honiton, EX14 3DG

Guide Price £269,950

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Feniton Gardens enjoys a convenient position in the heart of this popular village, with an excellent range of local amenities within easy walking distance, including the highly regarded primary school, convenience store and railway station, providing regular services to Exeter and London Waterloo. The A30 dual carriageway is also readily accessible, offering swift connections to the Cathedral City of Exeter, the M5 and the coast.

The well-presented and spacious accommodation begins with a useful porch, which leads through to the entrance hall, where there is an understairs storage cupboard.

The kitchen has been recently refitted approximately one year ago by the highly regarded local company, Howdens. It offers an excellent range of shaker-style olive green cupboards and drawers at both base and eye level, complemented by coordinating work surfaces. Integrated appliances include an electric oven and induction hob, while there is further space for a range of modern appliances, including a fridge/freezer, washing machine, tumble dryer and dishwasher if required.

The living/dining room is a bright and spacious triple-aspect room, creating an inviting environment for everyday family life and entertaining alike. There is ample space for lounge furniture and a large family dining table and chairs, with sliding doors opening directly onto the rear garden.

The first floor comprises three well-proportioned bedrooms. Bedroom One is a comfortable double room with ample space for additional bedroom furniture. Bedroom Two is also a double bedroom and benefits from a useful storage cupboard. Bedroom Three is currently utilised as a home office but offers versatility to suit a variety of individual requirements. Completing the accommodation is the stylish and contemporary shower room, which was also fitted approximately one year ago.

Further benefits include a modern gas central heating system and uPVC double glazing throughout.

To the front of the property, the garden is predominantly laid to lawn, with a paved pathway leading to the front door and a side gate providing access to the rear garden. The rear garden has been thoughtfully landscaped and enjoys a desirable southerly aspect, allowing it to benefit from sunlight throughout the day. A paved patio provides the ideal setting for outdoor dining and entertaining, comfortably accommodating a large table and chairs. The remainder of the garden is mainly laid to lawn with well-stocked plant and shrub borders, together with a useful garden shed. A pedestrian gate at the rear of the garden provides access to the garage, located in a nearby block and benefiting from both light and power.

VIEWING By prior appointment with Redferns 01404 814306

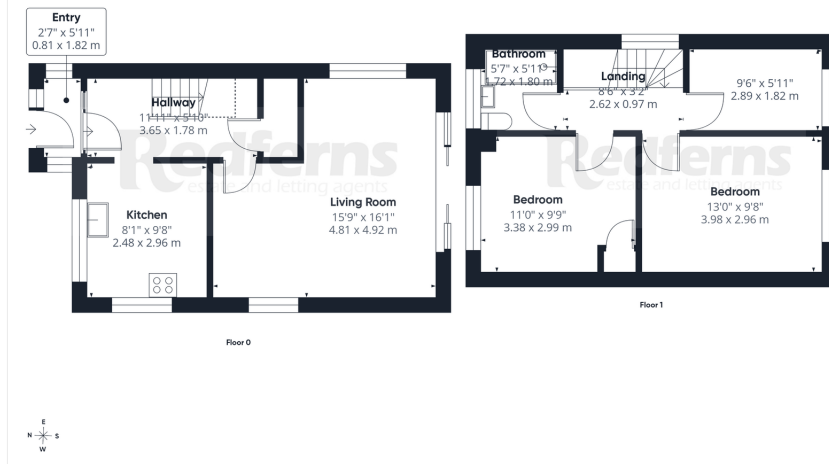
SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band C

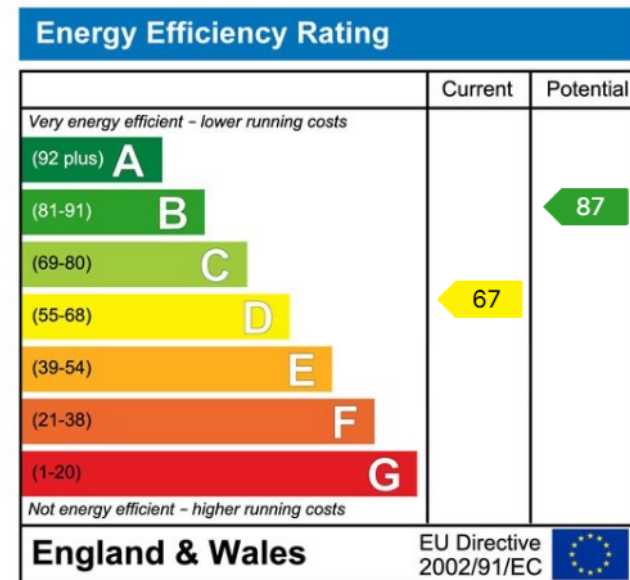
TENURE Freehold

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.





- Garage with light and power
- Modern gas central heating system
- Entrance porch and hallway with storage
- Spacious triple-aspect living/dining room
- Three well-proportioned bedrooms
- Landscaped south-facing rear garden
- uPVC double glazing throughout
- Stylish modern shower room
- Recently refitted Howdens kitchen
- Being offered to the market with NO ONWARD CHAIN



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