



Butts Close, Honiton.

Guide Price £325,000

3 2 2



Situated in a popular position on the outskirts of the market town of Honiton, this beautifully presented three-bedroom end-terraced house offers well-planned, contemporary accommodation together with a private rear garden and excellent transport connections. Presented in excellent order throughout and offered with no onward chain, this is a home that is ready to move straight into.

The ground floor provides a particularly versatile and sociable layout. A welcoming entrance hall leads to a useful home office, ideal for those working from home, while the impressive open-plan living and dining room creates a spacious and inviting area for both everyday family life and entertaining. To the rear, the modern fully fitted kitchen overlooks the garden, providing a pleasant outlook and a natural connection to the outside. A separate utility room and cloakroom add further practicality.

Upstairs, there are three well-proportioned bedrooms, one of which benefiting from a luxurious en-suite shower room. The modern family bathroom is fitted with a contemporary suite and complements the stylish accommodation.

The property benefits from triple glazing and gas-fired central heating, providing comfort and efficiency throughout the year.

Outside, the front of the property features a lawned garden and driveway providing off-road parking. To the rear is a secluded and private garden, with a good-sized decking area providing an ideal space for outdoor dining, entertaining or simply enjoying the sunshine.

Combining stylish modern accommodation, excellent outdoor space and a convenient location, this is a particularly appealing home that offers an excellent balance of comfort, practicality and lifestyle. Early viewing is highly recommended.

Honiton is a thriving and well-established historic market town, offering a wide range of independent shops, cafés, restaurants and everyday amenities. The town enjoys excellent transport links, with Honiton railway station providing direct services to Exeter and London Waterloo, while the A30 and A303 offer convenient road connections to Exeter, the M5 and the wider West Country.

VIEWINGS By prior appointment with Redfern 01404 814306

DIRECTIONS <https://w3w.co/rooster.snuggled.wisely>

SERVICES We understand mains services are connected

TENURE Freehold

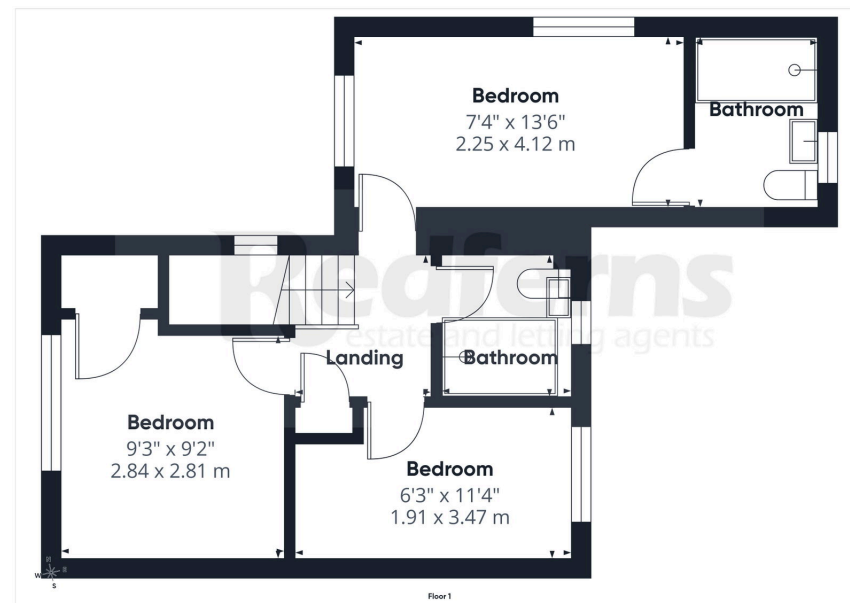
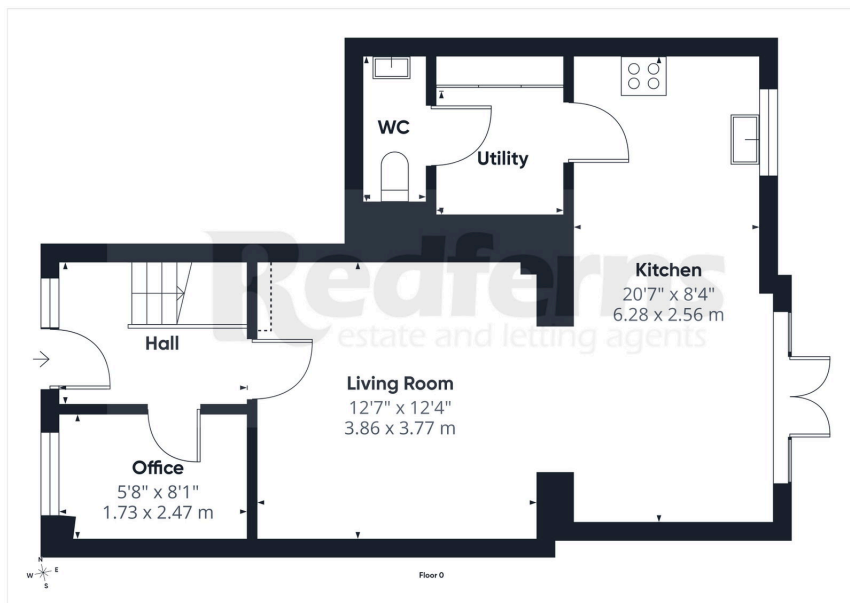
OUTGOINGS Council Tax Band C.

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.





- 3 Bedrooms
- Modern fitted kitchen & Utility room
- Triple glazing and gas central heating
- Driveway parking
- Council Tax Band - C
- Open plan living/dining room
- Home office
- Secluded rear garden
- EPC Rating - C
- NO ONWARD CHAIN



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