



12 Buttery Road



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Honiton, Devon, EX14 2FA

What3Words: ///forgot.minute.rods

A recently renovated two bedroom detached bungalow with driveway parking and garage.

- Renovated throughout
- Spacious Lounge/ Dining Area
- Conservatory
- Driveway Parking
- Freehold
- Close to Town
- Two Double Bedrooms
- Charming Garden
- Garage
- Council Tax Band D

Guide Price £450,000

SITUATION: The property is situated in a cul-de-sac location on the Southern side of the bustling market town of Honiton, within reach to the surrounding countryside. Honiton offers a range of day to day amenities and is widely renowned for its antique, book and independent shops, on the southern edge of the Blackdown Hills, a designated AONB, and within easy reach of the Jurassic coast to the south. Communication links are excellent with a direct rail service from Honiton Station,, whilst the A30 provides quick and efficient road access to the Cathedral City of Exeter.

DESCRIPTION: A reception hall leads through to the recently fitted kitchen with a range of wall and base units and tiled splashbacks, incorporating a sink unit, built-in double oven, ceramic hob with extractor over, dishwasher, and space for a fridge freezer. A separate utility room provides additional storage, sink unit and space and plumbing for a washing machine and tumble dryer. The lounge/dining room is a generous reception space with a bay window to the front, gas fire and sliding doors into the conservatory, which enjoys a pleasant outlook over the rear garden. An inner hall with airing cupboard leads to the bedrooms and bathroom. Bedroom one is a double room with en suite shower room. Bedroom two overlooks the rear. The family bathroom comprises a bath with shower over, WC and wash hand basin.

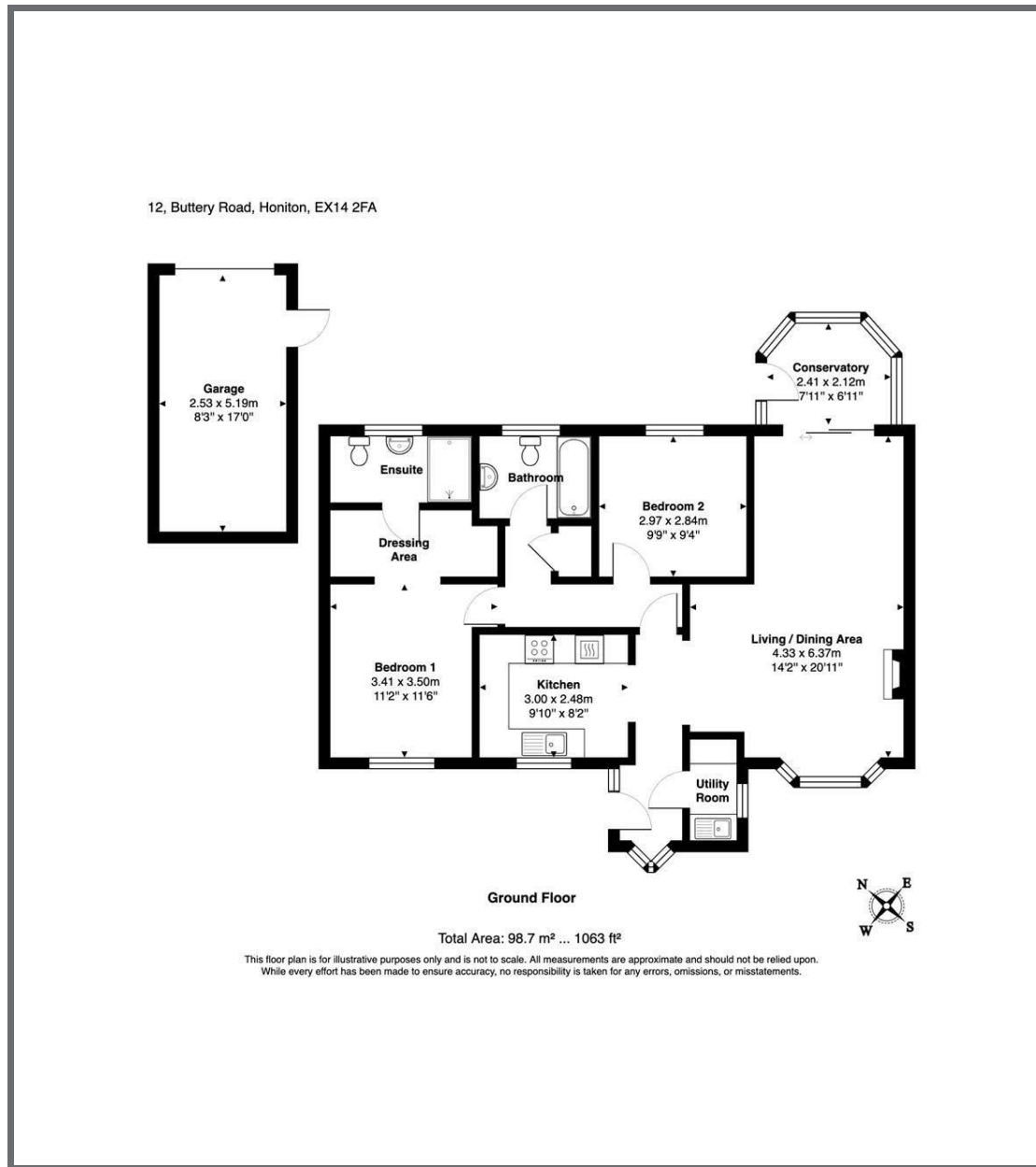
OUTSIDE: To the front, the property benefits from a driveway providing off-road parking for several vehicles, bordered with mature shrubs and bushes. To the side, a further driveway leads to a garage which is fitted with a roller door, power and lighting, and a door opening into the rear garden. The rear garden is tiered with a patio seating area and raised flower beds.

SERVICES: All mains services connected. Gas central heating. Good mobile signal with all major networks, ultrafast broadband available (Ofcom, 2026).





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) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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