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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



1, Canterbury Close, Feniton, Honiton, Devon, EX14 3DN
Guide Price £345,000



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A well-presented detached two-bedroom bungalow with spacious living areas and a conservatory, open-plan kitchen/diner, en suite to main bedroom, wet room, garage with electrics and low-maintenance gardens, set on a generous corner plot.



Property Details

- Two Bedroom Detached Bungalow
- Open-Plan Kitchen/ Diner
- Garage & Driveway
- Popular residential location

THE PROPERTY

The bungalow is entered via an entrance porch, which opens into a spacious entrance hall with a built-in storage cupboard for coats and household essentials. From here, the accommodation is arranged in a logical layout.

To the left of the hallway is bedroom one, a double room at the front of the property with space for freestanding wardrobes and additional furniture. The bedroom has an en suite shower room, fitted with a vanity unit with hand-wash basin, low-level WC, and a walk-in shower. An obscure glazed window allows natural light into the room and a radiator is fitted.

To the right of the hallway is bedroom two, a double room with a side-aspect window. A built-in double wardrobe with sliding doors provides additional storage. At the front of the bungalow is an open-plan kitchen and dining room, fitted with solid wood fronted wall cupboards, including glass-fronted display units and matching base units with a dark granite worktop. Integrated appliances include an eye-level double oven by Neff, ceramic hob with extractor hood, dishwasher, fridge and a dark acrylic one-and-a-half bowl sink with drainer. Front and side-aspect windows provide natural light and a side door offers access to the front and rear gardens.

Adjacent to the kitchen is a utility room with white shaker-style wall and base units and a wood-effect laminate worktop. It includes plumbing for a washing machine, a stainless steel sink with drainer, a storage cupboard and houses the Viessmann gas boiler.

The bungalow has a wet room, fitted with a walk-in rainfall shower, white ceramic WC and a vanity unit with hand-wash basin. The room features underfloor heating, a heritage-style heated towel rail and a side-aspect obscure glazed window.

At the rear of the bungalow is the living room, a bright space with adequate room for large furnishings. It has an electric feature fireplace and bi-folding doors opening into the conservatory, which provides direct access to the rear garden.

OUTSIDE

The bungalow enjoys a generous corner plot, with both front and rear gardens thoughtfully designed to be low maintenance. The gardens are predominantly landscaped with pebbles, while the rear garden features raised planting beds with established trees, plants, and shrubs. A patio seating area offers an ideal space for outdoor dining or relaxing and a timber shed, positioned in the corner, is perfect for storage or hobbies.

The bungalow also benefits from a single garage with an up-and-over door and electrics, providing secure parking or additional storage. Off-road driveway parking is plentiful at the front of the property adding to the practical appeal.

SITUATION

Feniton is a popular and well-connected village in East Devon, offering a welcoming community and a range of local amenities. The village includes a pub, a convenience store, a food takeaway and a hairdressers and a playing field. The village is well positioned for commuters, with a railway station providing direct services to Exeter and London, as well as easy access to the A30, connecting to the wider Devon area. The city of Exeter is approximately 14 miles away by road. Just a short drive away is the historic market town of Honiton, offering a broader range of shopping, dining, and leisure amenities, including supermarkets, independent shops, cafés, restaurants, and healthcare services. Honiton also hosts regular markets, providing a vibrant community atmosphere and access to local produce and crafts

PROPERTY TENURE

Freehold

INFORMATION

Heating Type: Gas central heating

Construction Type: Conventional brick and block walls under a tiled roof.

Broadband: Standard & Superfast Available (Ofcom Data)

Mobile phone coverage: Variable indoors and outdoors on some major networks.

Flood Risk: See .Gov website.

AGENT NOTE

In accordance with the Estate Agents Act 1979, prospective buyers are advised that the property is being sold by a family member of an employee of Vicary & Co.

SERVICES

Mains electricity, Gas, Water and drainage.

Council Tax Band: C (East Devon)

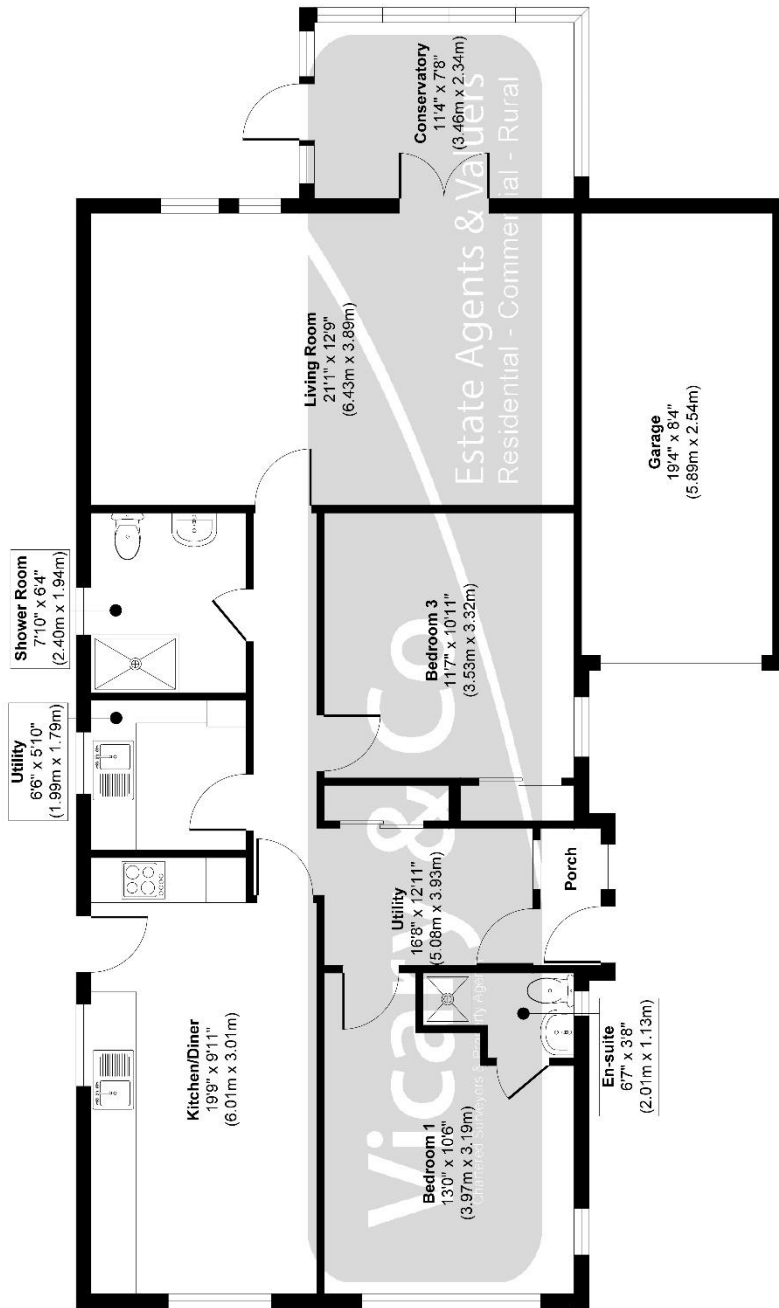
EPC: D (62)

VIEWINGS

Strictly by appointment only with Vicary & Co



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Floor Plan

Approx. Gross Internal Floor Area 1264 sq. ft / 117.50 sq. m

Produced by Elementis Property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	71 C
39-54	E		
21-38	F		
1-20	G		

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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