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The Signals, Feniton, Honiton, EX14 3UP

Guide Price £200,000

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The Signals is located on the edge of this sought-after East Devon village, with all local amenities within easy reach, including a highly regarded primary school and a mainline railway station offering direct services to Exeter and London Waterloo. The surrounding countryside provides excellent opportunities for walking and outdoor pursuits.

The well-proportioned accommodation briefly comprises an entrance hall, a spacious sitting room with walk-in understairs storage, and a kitchen/dining room fitted with a range of white fronted base and wall units, modern appliances, and ample space for a family dining table. Patio doors lead directly onto the fully enclosed, private rear garden.

On the first floor are two bedrooms, including a generous double master bedroom enjoying a pleasant view towards the surrounding countryside, and there is a family bathroom fitted with a grey suite.

The property benefits from uPVC double glazing throughout and gas central heating.

Externally, there are allocated tandem parking spaces for at least two vehicles to the front of the home. The front garden is mainly laid to lawn with a paved pathway to the front door.

The rear garden offers a high degree of privacy, fully enclosed by timber fencing. It features a large paved patio area ideal for outdoor dining and entertaining, along with a garden shed and flowerbeds.

Feniton is ideally positioned for access to Ottery St Mary (3 miles), Honiton (3 miles), and Exeter (12 miles), with the A30 providing swift links to Exeter and Honiton. The village offers a railway station on the Waterloo–Exeter line, shops, a pub, post office, church, and an excellent primary school. The coast at Sidmouth is within easy driving distance, and Ottery St Mary provides a wide range of shops, including Sainsbury's, as well as the popular King's School.

VIEWING
By prior appointment with Redferns on 01404 814306.

DIRECTIONS

What3words///tilt.toggle.inflating.

SERVICES
We understand that all mains services are connected.

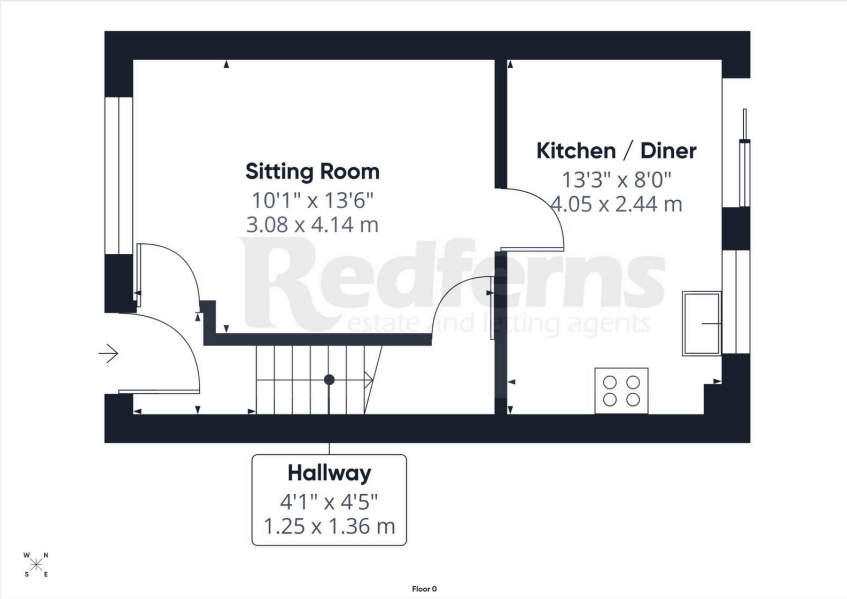
OUTGOINGS
Council Tax Band B.

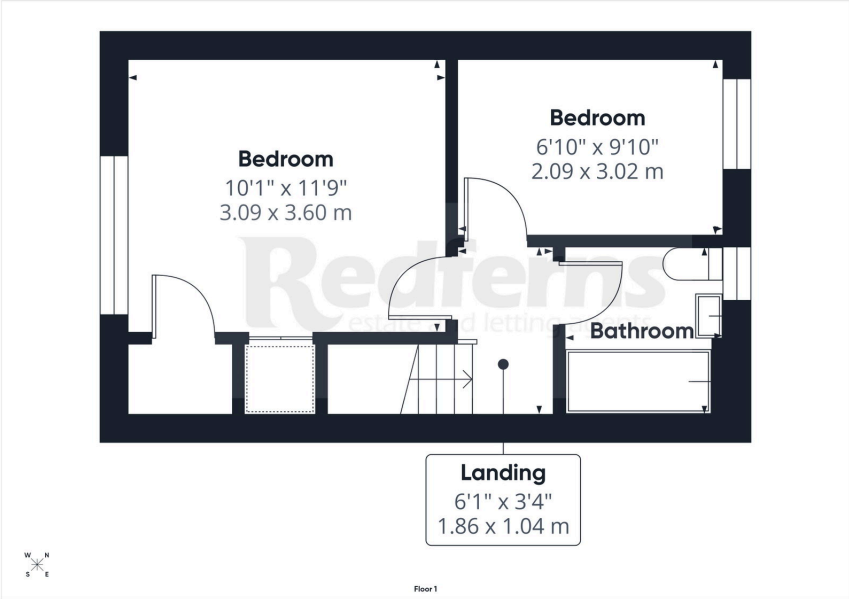
TENURE
Freehold

MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use checker.ofcom.org.uk

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.

- No chain
- Spacious sitting room
- Open plan kitchen / dining room
- Two bedrooms
- Bathroom
- Allocated parking for two vehicles
- Secluded rear garden
- Gas central heating
- Double glazed windows
- Popular village location





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