



A charming three bedroom, mid terraced house located in a convenient position within the quiet village of Clyst Honiton.

Corner House | Clyst Honiton | EX5 2NG





PROPERTY TYPE

Mid terraced house



SIZE

869 sq ft



LOCATION

Village



AGE

TBC



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

On road parking



OUTSIDE SPACE

Front garden



EPC RATING

63 (D)



COUNCIL TAX BAND

B



in a nutshell...

- Village setting
- Spacious living room
- Wood burner
- Modern fitted kitchen
- Good sized bedrooms
- Enclosed garden
- Easy access to commuting links



the details...

A deceptively spacious mid-terraced family home with three bedrooms and a garden, in a convenient location, close to the local pubs and amenities in the village of Clyst Honiton, with excellent road links to the airport and the city of Exeter.

A gate leads into the enclosed garden which is paved beside borders of woodchip fully enclosed by a low wall with timber fencing draped in honeysuckle and climbing plants, making a private and sunny space.

Inside, it is well-presented with light and neutral decor throughout and is deceptively spacious having a larger upstairs than the downstairs due to a flying freehold. It feels warm and welcoming with gas central heating, a wood-burning stove and double-glazing throughout.

The entrance hall has a hessian doormat, hanging space for coats and a high-level cupboard containing the electric meter and consumer unit. A door leads into the hallway which has a tiled floor that continues throughout the ground floor.

A turning staircase rising to the first floor, with a handy store cupboard beneath and, at the end of the hallway, there is a narrow passageway with a narrow door leading into a small shared rear courtyard.

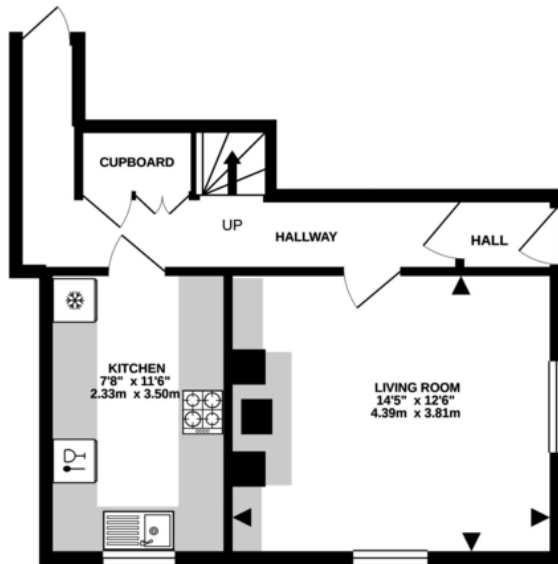
The galley-style kitchen is a good size and is modern with plenty of wood-effect worktop space on three sides and a range of grey fitted base and drawer units, with matching wall-cabinets, providing ample cupboard space, complete with under-cabinet feature lighting. There is a built-in fan-oven with a gas hob, a glass splashback and a stainless-steel extractor hood above, a ceramic sink with a mixer tap beneath the window, integrated appliances include a dishwasher and a fridge/freezer and there is space and plumbing beneath the worktop for a washing machine.

The living room has a tiled floor and is flooded with light from dual-aspect windows and a fireplace with a tiled hearth, fitted with a wood-burning stove makes a fabulous feature and focal point for the room, wonderful with a roaring fire on a dark winters night. There is built-in display shelving in the recesses on either side of the chimney breast.

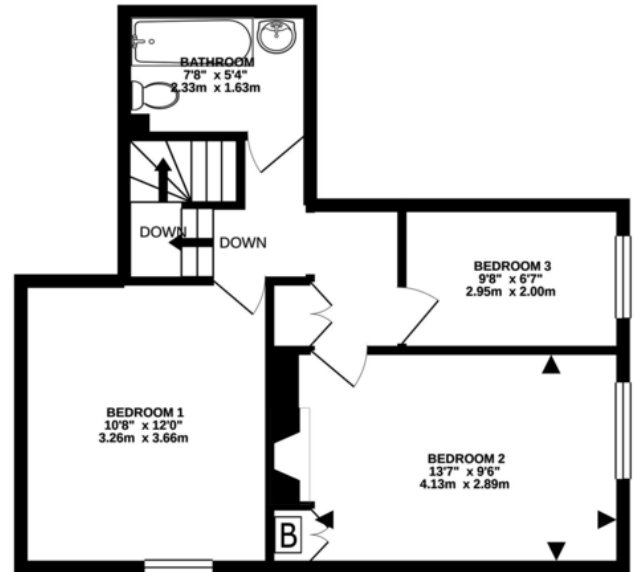
Upstairs, the master bedroom is a good-sized double with bare floorboards, display shelving and a window to the front from where there are views over the neighbouring countryside. There are two further light and airy bedrooms, a generous double with bare floorboards, a wide window to the side of the property and a built-in airing cupboard containing a condensing combi-boiler, providing the heating and hot water on demand, and slatted shelving for linen. A possibly original fireplace makes a nice feature, with a decorative-tiled hearth and surround and the third bedroom is a single, currently used as a study, ideal for those working from home. The landing has a built-in cupboard for clothes storage and a hatch in the ceiling provides access to the loft space, which is part-boarded and has a light for convenience, providing plenty of additional storage. The bathroom has a durable oak-effect vinyl floor and a modern white suite, comprising a bath with a shower and glass screen above, a pedestal basin, a WC, a chrome heated towel rail and a medicine cabinet with a mirror door.



GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 sq.m.) approx.

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the location...

Clyst Honiton is a popular East Devon village with a good range of day-to-day amenities including a church, playing field and three popular public houses. The nearby cathedral City of Exeter is the most thriving city in the South West and offers excellent cultural and recreational facilities with many restaurants, wine bars and cafés. Highlights include a number of theatres, the RAMM museum, an arts centre, the Princesshay shopping centre, IKEA and numerous independent shops.

Shopping

Late night pint of milk: Co-op 1.4 miles
Exeter City Centre: 4.5 miles
Supermarket: Sainsbury's 3 miles

Relaxing

Beach: Exmouth 10.6 miles
Park: 0.2 mile

Travel

Bus stop: Honiton Road approx. 155 ft.
Train station: Cranbrook 1.8 miles
Main travel link: M5 1.7 miles
Airport: Exeter 1 mile

Schools

St Martins Primary School: 1.4 miles
Cranbrook Education Campus: 2.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX5 2NG

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how to get there...

From our office in Cranbrook, follow the road out of town (Younghayes Road). At the roundabout, take the second exit (signposted Exeter and Clyst Honiton). Follow this road for approx. 1 mile. Turn left where the property can be found immediately on the left hand side.

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