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Hillside

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Hayne Lane, Wilmington, Honiton, Devon, EX14 9JY



Honiton 3.5 miles

M5 (J29) 18 miles

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## Beautifully presented link detached bungalow with large garden

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- Edge of popular village
- Modern kitchen
- Spacious light reception room
- Conservatory and study
- 2 double bedrooms
- Large garden
- Off road parking and garage
- Extending to 0.18 acres

Guide price £325,000



### SITUATION

Wilmington is a small village along the A35, surrounded by the unspoilt East Devon countryside and designated an Area of Outstanding Natural Beauty, offering popular pub, village hall and St Cuthbert's Church. There is a popular local primary school in the nearby village of Offwell. The market town of Honiton is a short distance and provides an extensive range of amenities, including schooling, station on the Exeter to London Waterloo line and access to the A30/A303.

Exeter is accessed along the A30 dual carriageway with an international airport providing a number of domestic and international flights and access to junction 30 of the M5. The Jurassic Coast at Seaton is an easy drive away.

### DESCRIPTION

Hillside is set back from the lane in a slightly elevated position enjoying rural views to the front. In total the property extends to 0.18 acres with attractive gardens to the front and rear, including off road parking. Over recent years the vendors have modernised the property throughout to provide the beautifully presented accommodation.

As illustrated on the floorplan, the property provides fantastic light reception space, including the sitting/dining room enjoying an easterly and westerly aspect and extending to over 24' with wood burner and oak flooring which continues to the conservatory beyond with doors opening to the garden. The kitchen has been thoughtfully designed to utilise the space with a range of

tasteful and contemporary grey units, including integrated appliances. An inner hall leads to the shower room and two double bedrooms; bedroom one overlooks the rear garden and bedroom two enjoys the view to the front and benefits from fitted wardrobes. The modern shower room includes a large linen cupboard and plumbing for a bath if required. The accommodation is accessed through an entrance lobby with door to the cloakroom. Adjoining the reception room is the study, including further doors opening to the rear and garage with electric roller shut door.

Outside the gardens are beautifully maintained having been carefully designed. To the front is a large driveway providing off road parking for several cars and access to the garage and an area of garden, mainly laid to lawn with some lovely shrubs and borders. The rear garden is surrounded by a combination of hedging and walling. Adjoining the property is a large patio with a path leading to a large area of lawn, interspersed with mature shrubs, as well as a further seating area, raised vegetable beds, greenhouse and sheds. There is also a summerhouse with further seating area adjoining

### SERVICES

Mains water, electricity and drainage. PV panels.

### DIRECTIONS

From Honiton proceed along the A35 to Wilmington. Continue through the village and Hayne Lane is the last turning on the left. Hillside is the first property on the left.

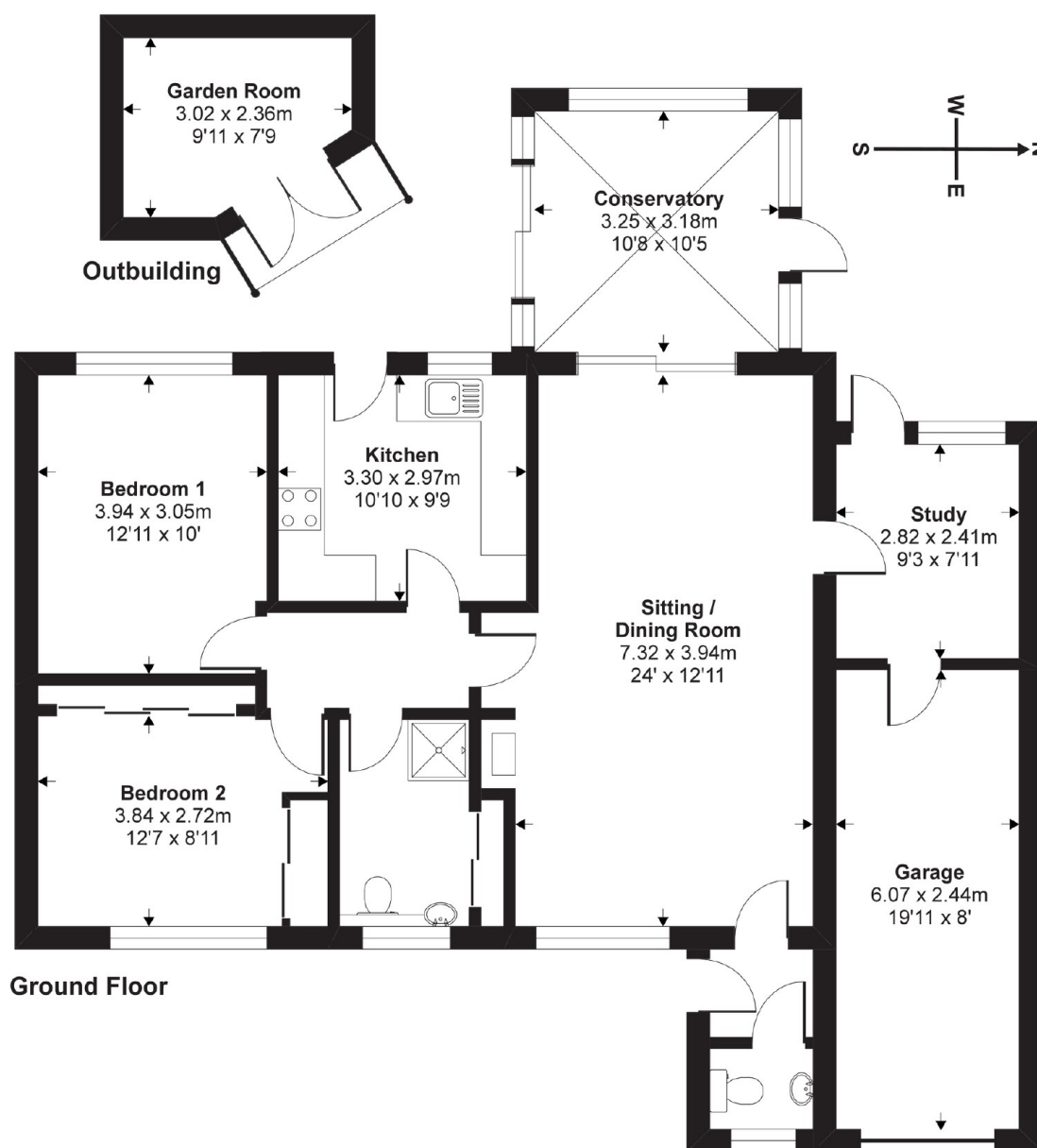




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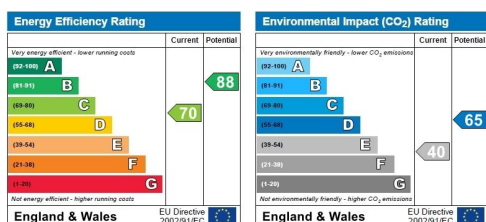
Approx. Gross Internal Floor Area  
115.4 Sq Metres 1242 Sq Ft (Includes Garage & Excludes Outbuilding)



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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