

gth



19 HONEYSUCKLE DRIVE, HONITON

# 19 Honeysuckle Drive

Honiton, Devon, EX14 2YL

Axminster 11.4 miles, Taunton 20.2 miles, Exeter 22.4 miles

A larger than average two bedroom detached bungalow in need of modernisation, situated in a popular cul-de-sac location. The property offers huge potential and no onward chain.

Guide Price £315,000

## DESCRIPTION

A much loved home since new, this bungalow has been well looked after but is now in need of modernisation. The generous accommodation includes an entrance hallway with airing cupboard, doors off to two double bedrooms with fitted wardrobes, a bathroom, a large L-shaped lounge/dining room and a fitted kitchen.

The property further benefits from gas central heating with radiators throughout and double glazed windows and external doors.



## OUTSIDE

To the front is a driveway with parking for two cars which leads to a single garage (with light and power), access to the garden, lawn area and pathway to the front door. To the rear is a good sized private rear mature garden with a patio area, lawn and borders of shrubs and plants.

## SITUATION

Standing in a sought after residential area accessible to a Tesco store with regular mini bus services close by to the town centre which is well served by shops, schools, public houses and restaurants. There is also a train station and a sports centre with swimming pool. The A30 Dual Carriageway, which bypasses Honiton, provides good access to the Cathedral city of Exeter and the M5 Motorway.

## DIRECTIONS

From our office on the high street, head in a westerly direction through the traffic lights and at the mini roundabout turn left signposted Sidmouth, go straight over the next mini roundabout and then at the Tesco roundabout turn right into Old Elm Road. Take the third left into Honeysuckle Drive and then follow the road to the top where you will see the property on the left hand side marked by a gth for sale board.

## SERVICES & OUTGOINGS

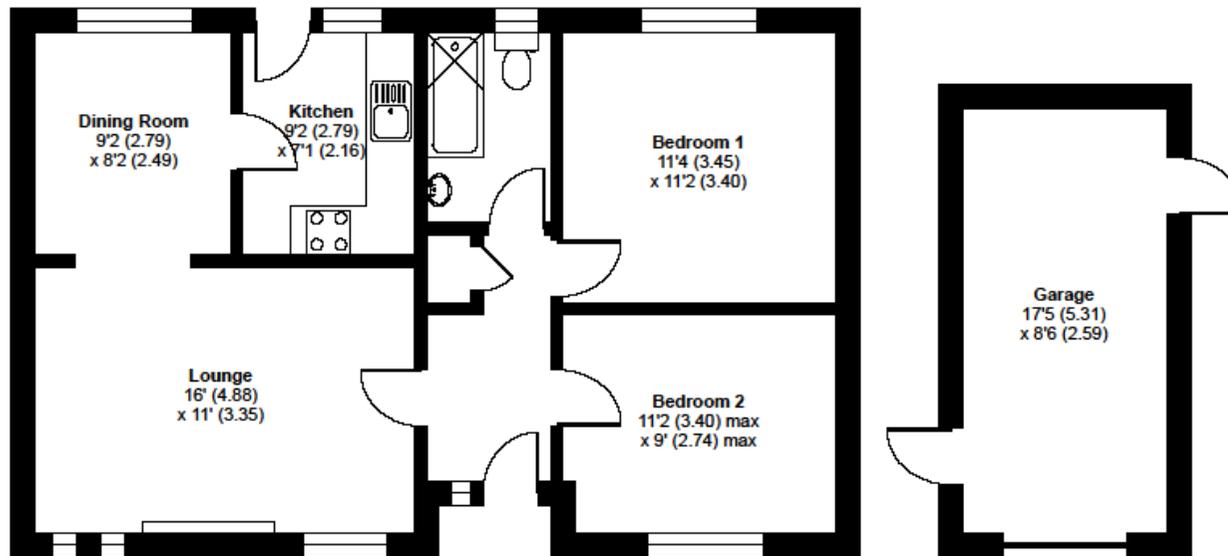
Mains electric, water, drainage and gas central heating.  
East Devon Council – Tax Band D.

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## Honeysuckle Drive, Honiton, EX14 2YL

Approximate Area = 674 sq ft / 62.6 sq m  
 Garage = 148 sq ft / 13.7 sq m  
 Total = 822 sq ft / 76.3 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © RICS 2021. Produced for Greenslade Taylor Hunt. REF: 790748

### IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GREENSLADE TAYLOR HUNT

www.gth.net



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## Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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Devon, EX14 1LS

Email: [residential.honiton@gth.net](mailto:residential.honiton@gth.net)

Tel: 01404 46222 | Ref: HON210268

