

gth



1 HICKORY CLOSE, HONITON

# 1 Hickory Close

## Honiton, Devon, EX14 2UN

*Axminster 9.5 miles, Taunton 18.4 miles, Exeter 23.6 miles*

A beautifully presented 3 bedroom detached bungalow which has been much improved by the current owners and is situated in the highly sought after Pine Park area of Honiton.

NO CHAIN.

### Guide Price £495,000

#### DESCRIPTION

This delightful home has been much improved over the last 12 years by the current owners. Improvements have included a conservatory, a Howdens kitchen with integrated high end appliances, replacement of the bathroom suite, replacement of the en-suite shower room suite, boiler, pressurised hot water tank, new bay window, new UPVC double glazed external windows and doors, full decoration including the addition of internal oak doors and a fire place with gas fire.

On the outside, the garden has been landscaped, external



lighting has been added, the addition of a large timber shed, a timber summerhouse to take in the views (both with light and power) and an electric roller door on the garage to name a few.

From the front, a door leads into a large open hall, with doors leading to all main rooms. To the left is the spacious lounge/ dining room with triple aspect including a double glazed door leading out to a conservatory. From the dining area a door leads through into the kitchen with modern units, a breakfast bar and a further door leading outside. The master bedroom has built in storage with an en suite shower room. The second bedroom is another double with more built in storage. Bedroom three is currently being used as an office however it would comfortably house a single bed or small double.

The property further benefits from gas central heating with radiators throughout.

#### OUTSIDE

There is a large shed with power, an elevated patio area and summerhouse with views to the west. A gate offers direct access to the driveway and garage which also benefits from power. On the roof are two Water Solar Heating Panels which heat the water and therefore reduce heating costs.

#### SITUATION

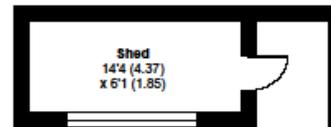
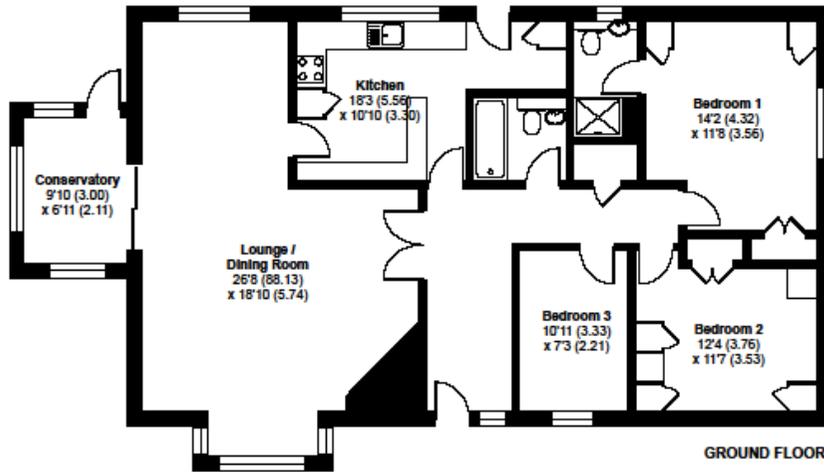
Standing in a premier residential area, this property is situated towards the edge of the historic market town of Honiton. Accessible to all facilities in the town, including a variety of shops, restaurants, public houses, Tesco and Marks &

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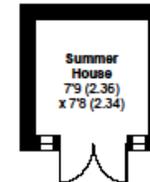
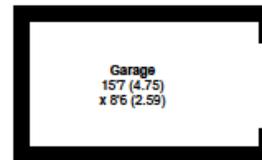
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Approximate Area = 1307 sq ft / 121.4 sq m  
 Garage = 132 sq ft / 12.3 sq m  
 Outbuildings = 148 sq ft / 13.7 sq m  
 Total = 1587 sq ft / 147.4 sq m

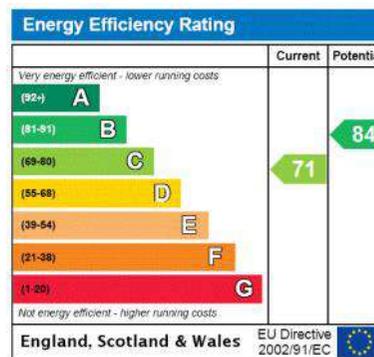
For identification only - Not to scale  
 Not to be relied upon



OUTBUILDING 1



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ridgeway 2022. Produced for Greenslade Taylor Hunt. REF: 799971

### 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.

Spencers food stores, sports centre with swimming pool and the main Exeter to Waterloo train line. Easily accessible to the World Heritage Jurassic Coastline.

The A30 dual carriageway which by passes Honiton, provides good access to the Cathedral City of Exeter and the M5 motorway.

### DIRECTIONS

From our office on the High Street head in an easterly direction to the roundabout. Take the second exit towards Dorchester on the A35. At the top of the hill turn right at the Copper Castle entering Pine Park Road and continue into Waterleat Avenue. Take the second turning on the left where the property will be marked by a gth for sale board.

### SERVICES & OUTGOINGS

Mains electric, water and drainage. Gas central heating.

East Devon Council – Tax Band E.

**GREENSLADE TAYLOR HUNT**

[www.gth.net](http://www.gth.net)



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## Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

111 High Street, Honiton

Devon, EX14 1LS

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

Tel: 01404 46222 | Ref: HON220003

