



gth

2 BUTTS COTTAGES

2 Butts Cottages

Buckerell, Honiton, EX14 3EL

Honiton 2 miles, Taunton 20 miles, Exeter 15 miles

A delightful three bedroom country cottage with stunning countryside views set in a popular rural village just outside Honiton.

Guide Price £320,000

DESCRIPTION

This property benefits from double glazed front doors opening into an open plan lounge and stairs off to the first floor. Two double glazed windows to the front, radiator, feature brick fireplace with wood burner, feature beam, window seat, storage cupboard and doorway to... Kitchen/Dining Room. Double glazed French doors to rear and tiled flooring. Matching cupboards and drawers, wall and base units, rolled edged work surfaces, tiled splash backs, one and a half bowl sink unit, built in electric double oven, hob and extractor above, space for a fridge freezer, space and plumbing for dishwasher and a washing machine,



tilled flooring, double glazed window to rear, two velux windows, breakfast bar and door to...
Rear Lobby. Tiled flooring, double glazed door to rear, cupboard housing the water cylinder and tumble dryer and door to...

Bathroom. White suite comprising low level WC, pedestal wash hand basin, P Shaped bath with electric shower attachment, part tiled walls, heated towel radiator, tiled flooring, velux window and obscure double glazed window.

First Floor Landing. Double glazed window to rear, loft hatch with ladder and light, doors to...

Master bedroom. Double glazed window to front with fabulous countryside views and a walk in wardrobe.

Bedroom 2. Double glazed window to front with countryside views.

Bedroom 3. Steps up from the landing and double glazed window to rear.
Upstairs WC with WC and wash hand basin with cupboard under.

OUTSIDE

To the front is a brick paved hard standing; big enough to park a car, to the rear is a fully enclosed patio garden with a timber shed. The property further benefits from a modern electric heating system with radiators in all principle rooms.

SITUATION

Situated in the pretty East Devon village of Buckerell. Weston is about 1.5 miles away with its popular Otter Inn public house. The market town of Honiton is a further 2 miles and offers an

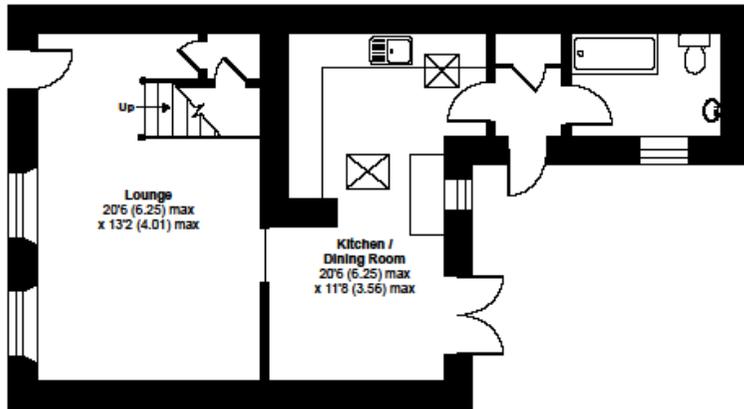
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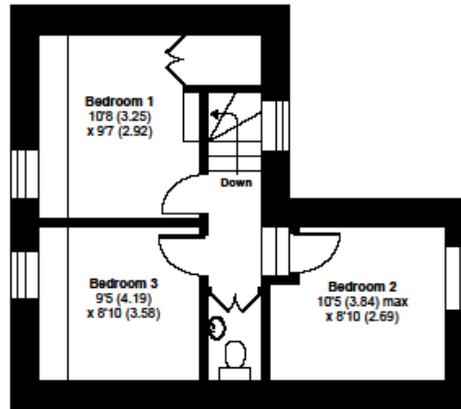
Approximate Area = 951 sq ft / 88.3 sq m

For identification only - Not to scale

Not to be relied upon



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © RICS 2022. Produced for GreenSlade Taylor Hunt. REF: 817879

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F	23	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

excellent range of day to day amenities including a selection of supermarkets, hospital, schooling, recreational facilities and a mainline station to London Waterloo and Exeter. The A30 at Honiton provides rapid access to Exeter to the west and the A303 and London to the east. From the property there are a variety of quiet lanes and footpaths from which to enjoy the delightful surrounding countryside.

DIRECTIONS

From Honiton High Street head in a westerly direction and before joining the A30 turn left into the Heathpark Estate. At the T junction turn right and continue to the end. Turn right again and head into the Hamlet of Weston.

After passing the Otter Inn take the next left towards Buckerell. Follow the lane for approximately 1.5 miles. Upon reaching Buckerell, the property is on the left hand side just after Cabbage lane.

SERVICES & OUTGOINGS

Mains Electricity, Water & Drainage. Electric heating. East Devon Council - Tax Band B.

GREENSLADE TAYLOR HUNT

www.gth.net



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.

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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

Tel: 01404 46222 | Ref: HON220055

