

gth



52 LOUIS WAY



# 52 Louis Way

## Dunkeswell, Honiton, EX14 4XW

Honiton 5 miles, Taunton 16 miles, Exeter 22 miles

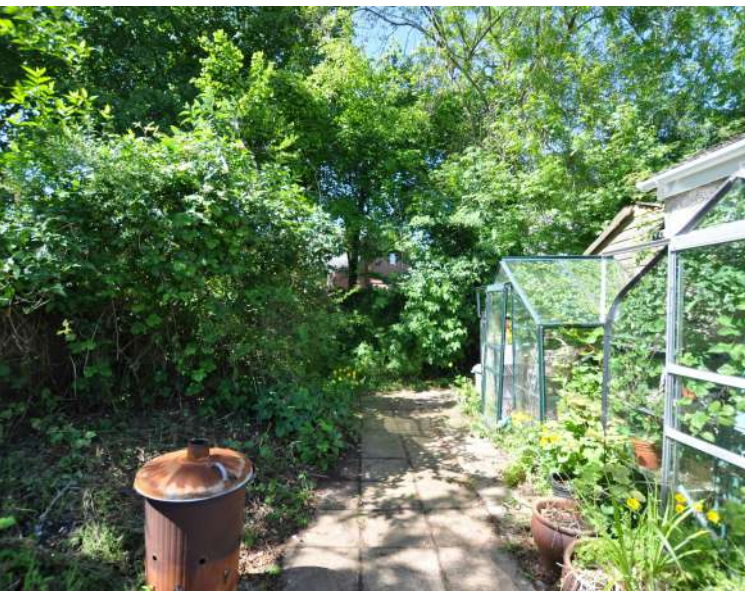
A two bedroom semi detached bungalow with no onward chain.

Guide Price £215,000

### DESCRIPTION

The property had been under the same ownership for many years and although well looked after is now in need of cosmetic improvement, giving any buyer a chance to put their own stamp on the place.

The accommodation includes an entrance hallway with doors off to a lounge, kitchen, bathroom, double bedroom with fitted wardrobes and a single bedroom with access to a large conservatory. The bungalow has storage heating throughout and double glazed windows and external doors.



### OUTSIDE

A real feature of the property is its outside space. To the front there is a long driveway with ample parking that leads through gates to a detached single garage (light and power) with a mini courtyard area in front of it, two timber sheds, access to the property and a pathway to the rear garden. To the front is a large area of gravel with inset plants and shrubs. The rear of the garden has been mainly laid to slab with borders and two half size green houses.

### SITUATION

Situated in a popular road, accessible to facilities in Dunkeswell which include a general store/post office, doctors surgery, tennis courts and bowls club. There is an active community and social side to Dunkeswell.

The historic market town of Honiton is approximately five miles to the South providing shops, schools, public houses and restaurants, train station and sports centre with swimming pool and there is a Tesco store. The A30 dual carriageway which bypasses Honiton provides good access to the Cathedral city of Exeter and the M5 motorway.

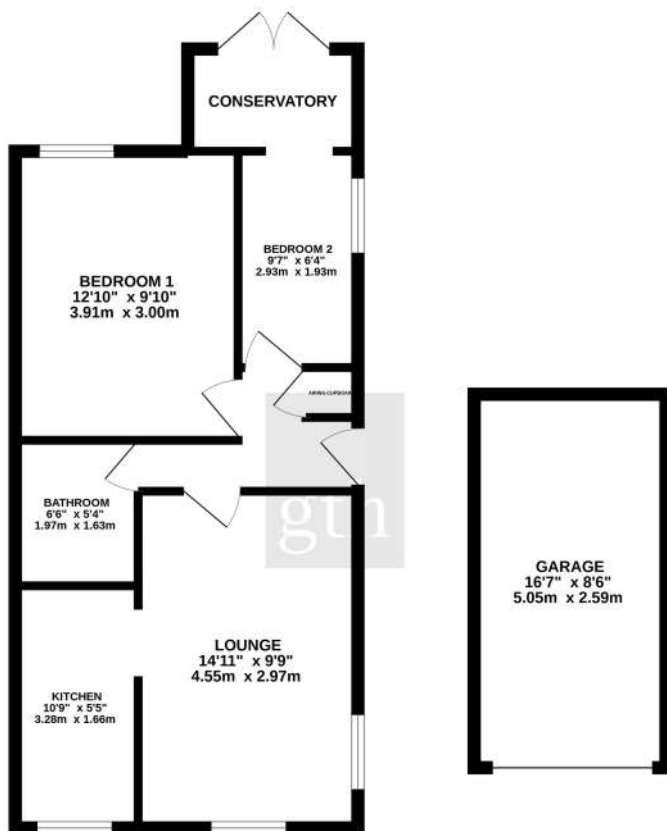
### DIRECTIONS

From our office on the high street, head in an easterly direction at the top of the high street go straight over the mini roundabout onto Monkton road, bear left round the hairpin bend, go over the A30 dual carriageway and turn left signposted Dunkeswell.

Follow this road up into the Blackdown hills. Upon entering the village, pass the petrol station and turn right into Highfield

# 52 LOUIS WAY

GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Ambrograph ©2022

## 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.

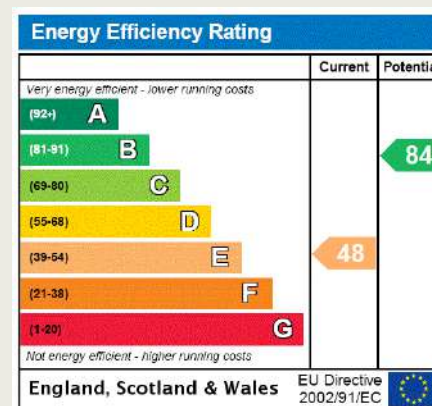
Road. Take the fourth right hand turn in to Louis way. You'll then find the Bungalow towards the bottom on the right hand side marked by a gth for sale board.

## SERVICES

Mains electric, water and drainage. Electric heating.

## OUTGOINGS

East Devon Council – Tax Band B.



GREENSLADE TAYLOR HUNT  
www.gth.net





gth



## 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: HON220132

