



208 High Street
Honiton, Devon. EX14 1AJ

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A substantial five bedroom detached house with excellent and adaptable accommodation, double garage and a good-sized south facing garden.

- Bright & spacious entrance hall
- Three ground-floor double bedrooms, ensuite, family bathroom and a utility room.
- Beautiful first-floor kitchen/dining room
- Wonderful 22ft sitting room with an attached large sun room
- Good-sized principal bedroom with an ensuite & dressing room/bedroom 5
- Superb south facing rear garden which has been beautifully landscaped .
- Detached double garage and parking.
- Short stroll to the shops and amenities

Guide Price £500,000

SITUATION

208 High Street is conveniently situated on the western side of the bustling market town of Honiton. Honiton serves a large rural community and is particularly well-known as an antique and book centre as well as having most of the usual multiples such as WHSmiths, Boots, Tesco and a variety of shops, restaurants, schools, sports centre/swimming pool, golf club and main line rail link to London Waterloo.

Honiton has excellent communication facilities with a dual carriageway to the Cathedral City of Exeter, some 16.5 miles to the west.





Exeter has excellent shopping and sporting facilities, theatres, art centre, main line rail link to London (Paddington) and a small international airport, together with M5 access. The Regency coastal resort of Sidmouth lies some 9 miles to the south with its pebble beach (sand at low tide), long esplanade and range of independent shops.

The renowned Colyton Grammar School, one of England's top mixed state schools, is situated about 9 1/2 miles away.

THE PROPERTY

208 High Street is a beautiful modern home which has substantial and flexible accommodation arranged over two floors. Despite its period appearance the property was traditionally built 28 years ago and has been beautifully maintained and adapted over more recent years. The versatile accommodation could suite a large family looking for multi-generational living or separate income potential. The bright and spacious entrance hall gives access to the separate self-contained one-bedroom annexe which has a modern open-plan kitchen/living area and a double bedroom with a new en-suite shower room. Further accommodation on the ground-floor includes two double bedrooms both with built in storage, a family bathroom with a white suite and a utility room. On the first-floor are two further double bedrooms, the principal has a lovely en-suite shower room. There is a modern fitted kitchen/dining room to the front with plenty of storage and a large 22' ft sitting room with access to the attached double-glazed conservatory with doors that open out to a bridge that leads to the rear garden.

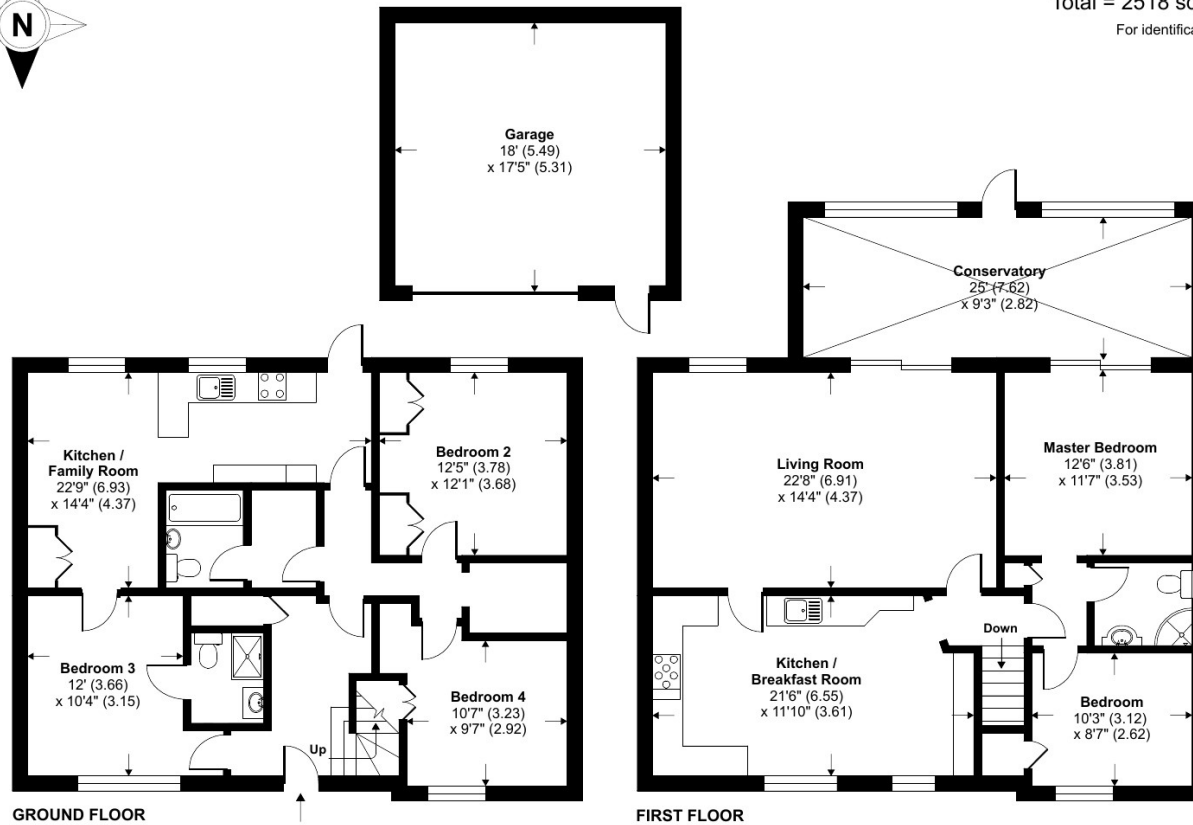


OUTSIDE

Worthy of particular mention is the good-sized south facing pretty rear garden. It has been beautifully planted with mature trees, various shrub and flowers beds that provide year-round colour and interest. There is a centralised area of lawn with a couple of secluded patio seating areas which is a perfect place to sit out in during fine weather. Feature wildlife pond with a wooden bridge. There is also a detached double garage which has power/light and a useful undercover storage area. A brick paved driveway in front of the garage provides parking for a couple of cars.

High Street, Honiton, EX14

Approximate Area = 2203 sq ft / 204.6 sq m
Garage = 315 sq ft / 29.3 sq m
Total = 2518 sq ft / 233.9 sq m
For identification only - Not to scale



DIRECTIONS

From Honiton High Street proceed in a westerly direction towards Exeter and continue over the traffic lights and down the dip, passing Mill Street on your left hand side. Number 208 will then be found on the left.

SERVICES

Gas Centrally Heated. Mains electricity, water and drainage.

LOCAL AUTHORITY

East Devon District Council - 01404 515616

Tax Band: E

ENERGY PERFORMANCE CERTIFICATE

Rating: C

 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2021. Produced for Humberts. REF: 930473

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