



1 Chinston Close

Awliscombe, Honiton, Devon. EX14 3GB

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A modern detached four-bedroom house with a good-sized garden and double garage in a select cul de sac in the heart of the village

- Sitting room with patio doors to the terrace
- Dining room
- Study & cloakroom
- Kitchen & utility room
- Principal bedroom with en-suite shower room
- 3 further bedrooms
- Family bathroom
- Lawned garden
- Double garage & parking

Guide Price £525,000

THE PROPERTY

1 Chinston Close is a detached house which was built in the latter part of the twentieth century and is traditionally constructed with brick and colour-washed rendered exterior elevations under a tiled roof. It is located within a select development of similar properties and stands on a southerly facing plot with a good sized, fairly level lawned garden to the rear.

1 Chinston Close has well-proportioned accommodation and benefits from double glazed windows and doors and oil fired central heating. Worthy of particular mention is the spacious sitting room with patio door to the rear garden, and the principal bedroom with en-suite shower room.





OUTSIDE

To the side of the property is a driveway which provides parking for two vehicles and gives access to the attached (to the neighbouring garage) double garage with electric up and over door, power and light. The garden predominantly lies to the rear and comprises a good-sized lawn and gravelled area, which is fenced to two sides. 1 Chinston Close also owns a grassed bank to the front which runs down almost to the A373.

SITUATION

1 Chinston Close is located in a small cul-de-sac of modern properties within the desirable village of Awliscombe. The village straddles the A373 and is on the edge of the Blackdown Hills Area of Outstanding Natural Beauty, with a range of amenities including a 15th century Parish Church, primary school and active village hall.

The bustling market town of Honiton lies approximately 1.5 miles south of the property and has a range of shops, banks, schools, sports centre/ swimming pool and hospital. Honiton also has a main line rail link to London Waterloo, but from Chinston Close, the alternative express link at Tiverton Parkway to Paddington can be the preferred option. The M5 is some 8 miles to the north at Cullompton and there is a fast and scenic way across the Blackdown Hills that does not involve going through the centre of Taunton. Many delightful country walks are close at hand.

The Cathedral City of Exeter is some 20 miles to the west and easy access can be obtained via the A30 dual carriageway. Exeter has excellent shopping facilities, university, theatres, express rail link to London Paddington, M5 access and international airport.

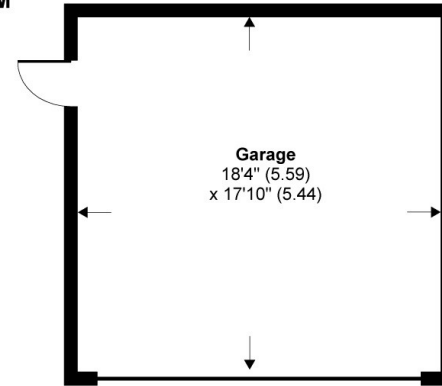


For Identification Purposes Only, Not To Scale.

TOTAL GROSS INTERNAL FLOOR AREA 1821 SQFT / 169.1 SQM

MAIN HOUSE INTERNAL FLOOR AREA 1495 SQFT / 138.8 SQM

GARAGE INTERNAL FLOOR AREA 326 SQFT / 30.2 SQM



DIRECTIONS

From the High Street in Honiton, take the A373 (at the traffic lights) toward Cullompton. Continue for approximately 2 miles to Awliscombe. Proceed into the village, passing the Awliscombe Inn on the right-hand side and Chinston Close will be found after a few hundred yards with No. 1 being the first property on the left hand side.

SERVICES

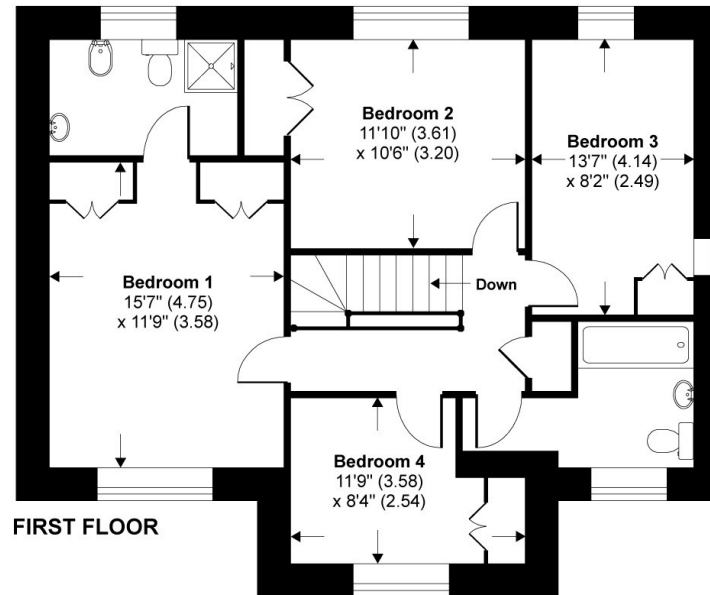
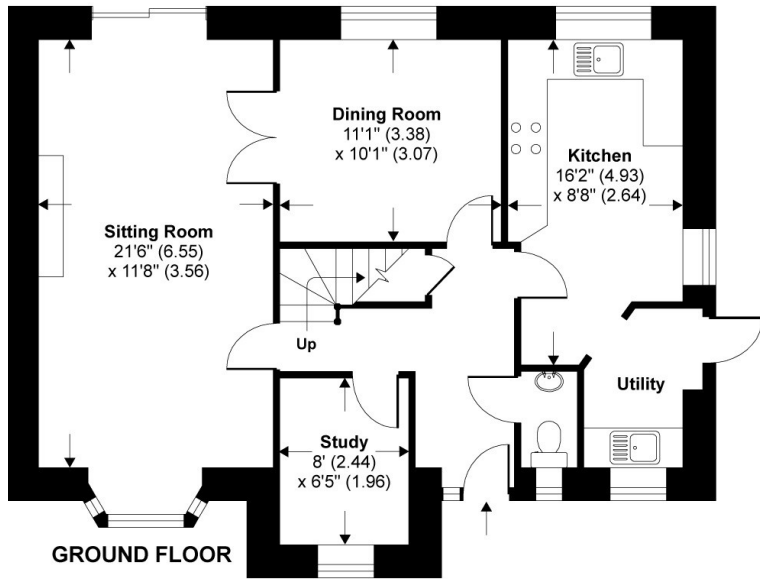
Mains electricity, water and drainage.
Oil-fired central heating.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.

ENERGY PERFORMANCE CERTIFICATE

Rating: tbc.



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