



## 2 Turnpike

Honiton, Devon. EX14 2HX

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A deceptively spacious and extended four double bedroom detached chalet bungalow in a prestigious and sought after location with superb countryside views

- Entrance hallway
- Spacious double-aspect sitting room with a gas fire
- Superb vaulted kitchen/dining room
- Study, utility room and family bathroom
- Two ground-floor double en-suite bedrooms and principal dressing room
- Two first-floor double bedrooms and cloakroom
- Beautiful mezzanine level seating area
- Good-sized lawned gardens and patio
- Attached garage and large driveway

Guide Price £675,000

### SITUATION

Turnpike is conveniently located within a short walking distance of the town centre. The property is on a good-sized plot in this sought after area and has countryside views to the rear. Honiton is a bustling market town with a thriving community and is particularly well known as an antique and book centre. It has most of the usual multiples such as W. H. Smith, Boots and Tesco's as well as a variety of independent shops, restaurants, schools, sports centre/swimming pool, golf club and main line rail link to London Waterloo. Honiton has excellent communication links with a dual carriageway to the Cathedral City of Exeter the County Town, some 16.5 miles to the west. Exeter has an excellent range of shopping and sporting facilities, theatres, arts centre, main line rail link to London (Paddington), international airport and M5 access.

The Regency coastal resort of Sidmouth is about 9 miles to the south with its wide pebble beach (sand at low tide), long esplanade and range of independent shops and boutiques.







Sidmouth lies on a World Heritage Site known as the Jurassic Coast, over which there are delightful picturesque walks and dramatic scenery. The renowned Colyton Grammar School, one of England's top mixed state schools, is situated about 9.5 miles away.

## THE PROPERTY

2 Turnpike is a magnificent detached residence that has been beautifully maintained and extended over the nine years of current ownership. The superb accommodation has an entrance hall which leads to the large double-aspect sitting room with a fitted gas fire. The property has a very contemporary ambience which is focused around the vaulted family room and kitchen with bi-fold doors which open out to the large terrace with wonderful panoramic views over the gardens and towards Hembury Fort. There is a separate study, utility room and a ground floor family bathroom. Also, on the ground floor are two large double bedrooms, both with en-suites and the principal has a dressing room. An Oak staircase leads to the first-floor mezzanine landing with a lovely seating area. There are two further double bedrooms and a cloakroom.

## OUTSIDE

The enclosed rear garden is in the main laid to lawn with fully stocked borders that provide year round colour and interest. There is a large terrace which is a perfect place to sit out and enjoy the superb views that over a typical Devon patchwork countryside. Attached to the side is a garage with power and light. The front garden has a large fully stocked shrub and flower bed and a spacious brick paved driveway that provides plenty of off street parking.

## DIRECTIONS

From Honiton High Street, proceed into New Street. Take the first turning on the left into Queen Street. Follow this road and over the railway bridge into Pine Park Road. Take the first turning on the left into Pine Grove and Turnpike is the second turning on the right. Number six is a short distance on the left hand side.

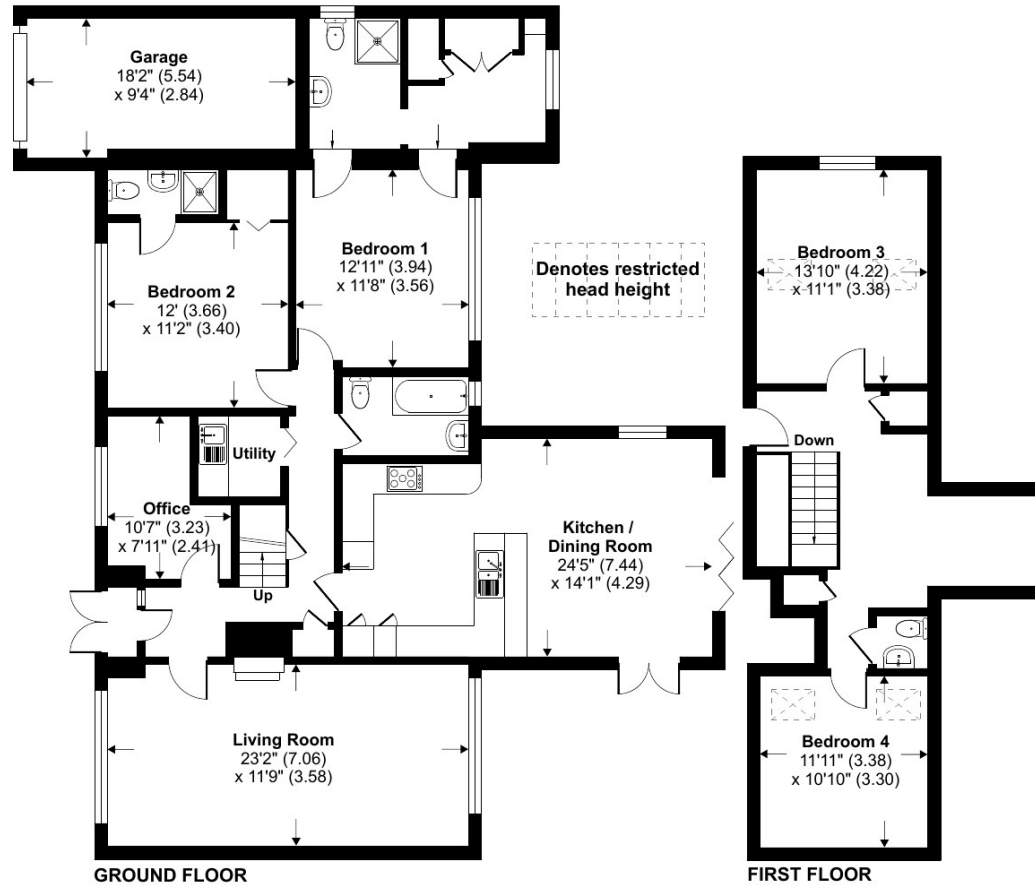






Approximate Area = 2015 sq ft / 187.1 sq m (includes garage)

For identification only - Not to scale



 RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Humberts. REF: 1000931

**SERVICES** - Mains gas, drainage, electricity and water.

**LOCAL AUTHORITY** - East Devon District Council - 01404 515616. Council Tax Band: E

**ENERGY PERFORMANCE CERTIFICATE** - Rating: C

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