



35 Cypress Close  
Honiton, Devon. EX14 2YW

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A lovely three bedroom detached modern bungalow with a good-sized garden and conservatory situated in a wonderful small cul-de-sac location

- Upvc double-glazed & gas centrally heated
- Well-proportioned double aspect sitting room with an open fireplace
- Modern fitted kitchen
- Three good-sized bedrooms
- Lovely separate shower room
- Attached double-glazed conservatory
- Neat good-sized rear garden
- Integral garage and driveway
- No Onward Chain

Guide Price £335,000

### SITUATION

35 Cypress Close is situated in a lovely small cul-de-sac location on the Western side of the bustling market town of Honiton, only a few minutes stroll from the town's Tesco supermarket. Honiton serves a large community and is particularly well-known as an antique and book centre as well as having most of the usual multiples such as WH Smith, Boots and a variety of restaurants, schools, sports centre/swimming pool, golf club and direct main line rail link to London (Waterloo). Honiton is also well served by local bus services. The county town of Exeter, 16 miles to the West, has a comprehensive range of shopping and sporting facilities, theatres, art centre, main line rail link to London (Paddington) and an 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 ½ miles away.

### **THE PROPERTY**

35 Cypress Close is a lovely three bedroom detached modern bungalow with well-proportioned double-glazed and newly updated gas centrally heated accommodation. The traditional entrance hall leads to the good-sized double aspect sitting room with an open fire. To the rear is a modern fitted kitchen with plenty of storage, electric oven and a gas hob. The principal double bedroom has built-in wardrobes, the third bedroom is currently used as a study and there is also a shower room with an electric shower. Attached to the rear is a lovely double-glazed conservatory with countryside views and access to the rear garden.

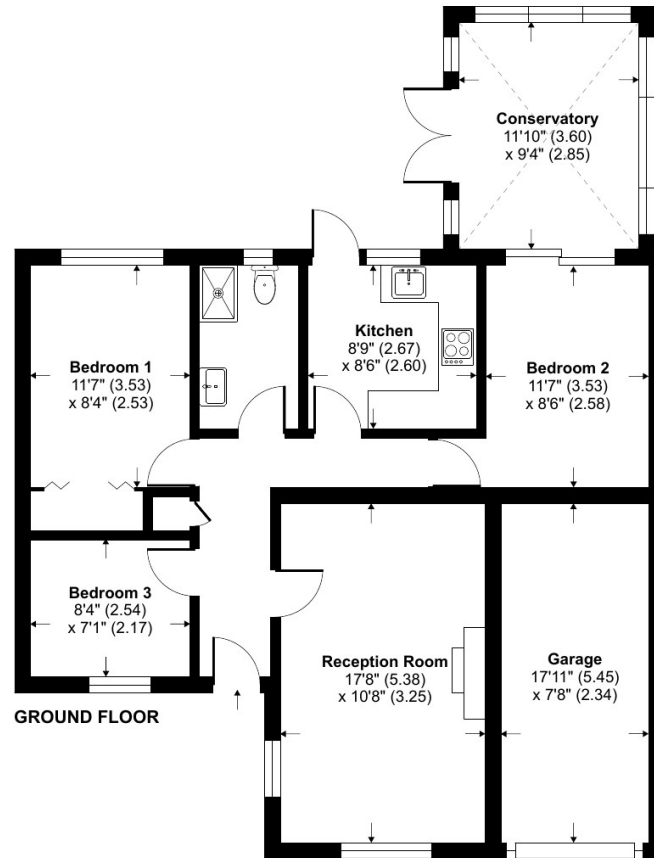
### **OUTSIDE**

The property has a neat and enclosed level rear garden which is laid to lawn with gated access to the side. A flag-stone patio area provides a perfect place to sit outdoors during fine weather. Brand new quality feather board fencing has also been installed with a timber raised bed. The front garden is open-plan and laid to lawn. There is an integral single garage with power and light. A tarmac driveway provides off-street parking.



# Cypress Close, Honiton, EX14

Approximate Area = 815 sq ft / 75.7 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 951 sq ft / 88.3 sq m  
For identification only - Not to scale



## DIRECTIONS

From Honiton High Street, proceed down the High Street in the direction of Exeter. Continue through the traffic lights to the roundabout. At the roundabout take the first exit signposted Sidmouth. Continue straight over the mini roundabout. At the next roundabout take the third exit onto Old Elm Road. Follow this road and take the third turning on the left into Honeysuckle Drive. Then take the first right into Cypress Close. Follow the road and turn right where number 35 will be found at the end of the cul-de-sac.

## SERVICES

Mains gas, electricity, water, and drainage.

## LOCAL AUTHORITY

East Devon District Council - 01404 515616

Band: D

## ENERGY PERFORMANCE CERTIFICATE

Rating: D



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Humberts. REF: 1174683

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