



2 Hickory Close
Honiton, Devon. EX14 2UN

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A beautifully presented three bedroom detached bungalow with spacious accommodation, in a sought after cul-de-sac location offering modern fittings on the southern edge of the town.

- Entrance porch and traditional entrance hall
- Bright and spacious L shape sitting/ dining room with a fireplace
- Lovely modern kitchen and utility area
- Three good-sized bedrooms
- En-suite and a family bathroom
- Enclosed landscaped garden
- Detached garage and driveway
- Wonderful small prestigious cul-de-sac location

Guide Price £450,000

SITUATION

Hickory Close is located in a beautiful cul-de-sac location on the southern side of the town. The property is on a good-sized plot in this sought after area and has countryside views. 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 PROPERTY

2 Hickory Close is a lovely detached bungalow that is situated in a small quiet cul-de-sac location on the southern fringes of the town. The property has been beautifully maintained in the 14 years of the current ownership and this has included the upgrade of the gas boiler some six years ago. The accommodation has a large welcoming entrance hall, with double doors that lead through to the wonderful L-shaped sitting/dining room with a feature fireplace and access to the rear garden. The modern kitchen/breakfast room has plenty of storage and a useful utility area. The master bedroom is located at the front and has newly fitted quality bespoke Sharps furniture and storage and an en-suite shower room. A further double bedroom is at the front with a built-in wardrobe and a third bedroom which is currently set up as a study. The family bathroom has a modern white with new lighting.

OUTSIDE

Worthy of particular note are the beautiful enclosed gardens that are at the rear and to the side. These are easily maintained and have some well-stocked flower beds that provide year-round colour and interest. A flagstone patio provides an ideal area to sit out in during fine weather. Two useful timber sheds have also been added. To the side is a single garage with an electric garage door and a driveway



DIRECTIONS

From the centre of Honiton, High Street proceed into New Street, follow this under the railway bridge and to the top of the hill. Turn left at the roundabout and Hickory Close is the forth turning on the right. Number 2 will be found on the left hand side.

SERVICES

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

LOCAL AUTHORITY

East Devon District Council - 01404 515616.

Tax Band: E

ENERGY PERFORMANCE CERTIFICATE

Rating: D.



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01404 42456

devon@humberts.com

