



**STAGS**

1, Kings Row, Honiton, Devon, EX14 1JX

Lovely two bedroom cottage, part of a select development of 7 new homes in the heart of Honiton

High Street 350 yards Exeter 15.8 miles Sidmouth 9 miles

- 2 bedrooms • Quality new home • Kitchen with integrated appliances • Parking • Private outside space • Buy To Let Potential • Tucked away town centre location •

Guide price £180,000

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## SITUATION

Set tucked away behind the High Street in the heart of Honiton, this accessible yet quiet location is a fantastic position in which to live.

Honiton lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty just 10 miles from the stunning Jurassic coast at Sidmouth, itself a natural World Heritage Site. Communication links are excellent with a direct rail service from Honiton Station to London Waterloo whilst the A30 provides quick and efficient road access to the cathedral city of Exeter, some 16 miles to the west and junction 29 of the M5 motorway. Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities. Taunton, the county town of Somerset is approximately 28 miles to the northeast with the A303 and A35 providing alternative cross country road links to London and the south.

## DESCRIPTION

Built using masonry construction techniques (not timber frame) these substantial homes form an attractive mews style development. Constructed by local builders these quality homes are of rendered elevations under slate roofs with timber double glazed windows and brick sills. This lovely small terrace of two bedroom homes are fitted to a high standard. Downstairs an entrance hall leads to

an open-plan front to back living space with wood effect flooring and a stylish Kitchen fitted with integrated appliances including oven, gas hob, dishwasher, tall fridge freezer and a washing machine. There is also a downstairs WC.

On the first floor are two good sized bedrooms, the master bedroom to the front is particularly spacious with a fitted cupboard. The family bathroom has a large bath with substantially tiled walls and a thermostatic shower over.

## OUTSIDE

This property has a charming patio area, and a parking space. There is also storage for bins and recycling.

## SERVICES

Mains water, drainage, electric and gas.

## RESERVATIONS

A non-refundable fee of £500 will be taken to reserve the property for proceedable buyers.

## WARRANTY

The properties benefit from a 10 year structural warranty.

## DIRECTIONS

Travelling in a Westerly direction along Kings Street in Honiton the property can be found on the left, the next turning after King's Mews.



### **AGENTS NOTE**

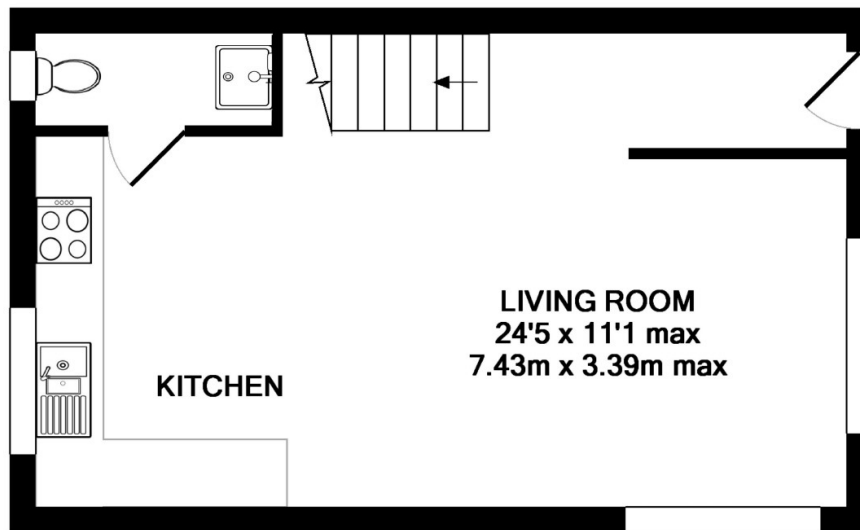
Not all of the photography in this brochure depicts 1 Kings Row, but might include some images of the other homes within the development.

### **RESIDENTIAL LETTINGS**

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

Estimated rental value of £695 per calendar month with a yield of 4.63

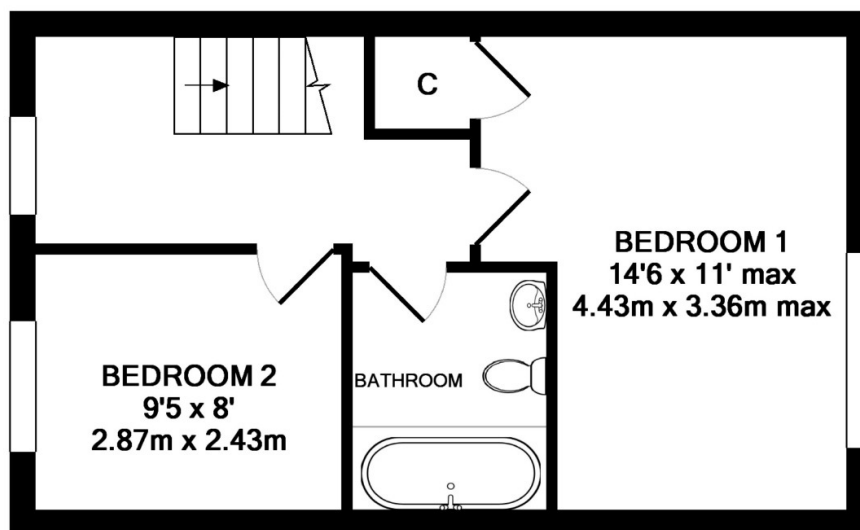




GROUND FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.9 SQ.M.)

Window Plot 1 only

1ST FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.8 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale.  
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