



21 Avenue Mezidon Canon

Honiton, Devon. EX14 2TT

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A well-proportioned three bedroom detached bungalow, located in a lovely elevated position with corner-plot gardens, garage and parking

- Traditional entrance hall and shower room
- Spacious L shape sitting/dining room with a bay window
- Modern fitted kitchen
- Three good-sized bedrooms
- New family bathroom
- Attached double-glazed conservatory
- Enclosed lawned rear garden
- Garage and off-street parking
- Popular cul-de-sac location
- No Onward Chain

Guide Price £425,000

SITUATION

21 Avenue Mezidon Canon is situated in an elevated position on the southern side of the bustling market town of Honiton, The property stands in the entrance to a small cul-de-sac and has corner-plot gardens that surround the property on three sides.

Honiton also serves a large rural 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, Tesco and a variety of shops, 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 a small 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 1/2 miles away.

THE PROPERTY

21 Avenue Mezidon Canon is a lovely modern detached bungalow situated in an elevated position with the benefit of a corner plot. The upve-double-glazed and gas centrally heated accommodation has an entrance hall which leads through to the well-proportioned L-shape sitting/dining room which has an open fire, walk-in bay window and doors that open out to the rear garden. The fitted kitchen has plenty of storage and access to the double-glazed conservatory that is attached to the rear. There are three good-sized double bedrooms and a newly fitted bathroom with a white suite.

OUTSIDE

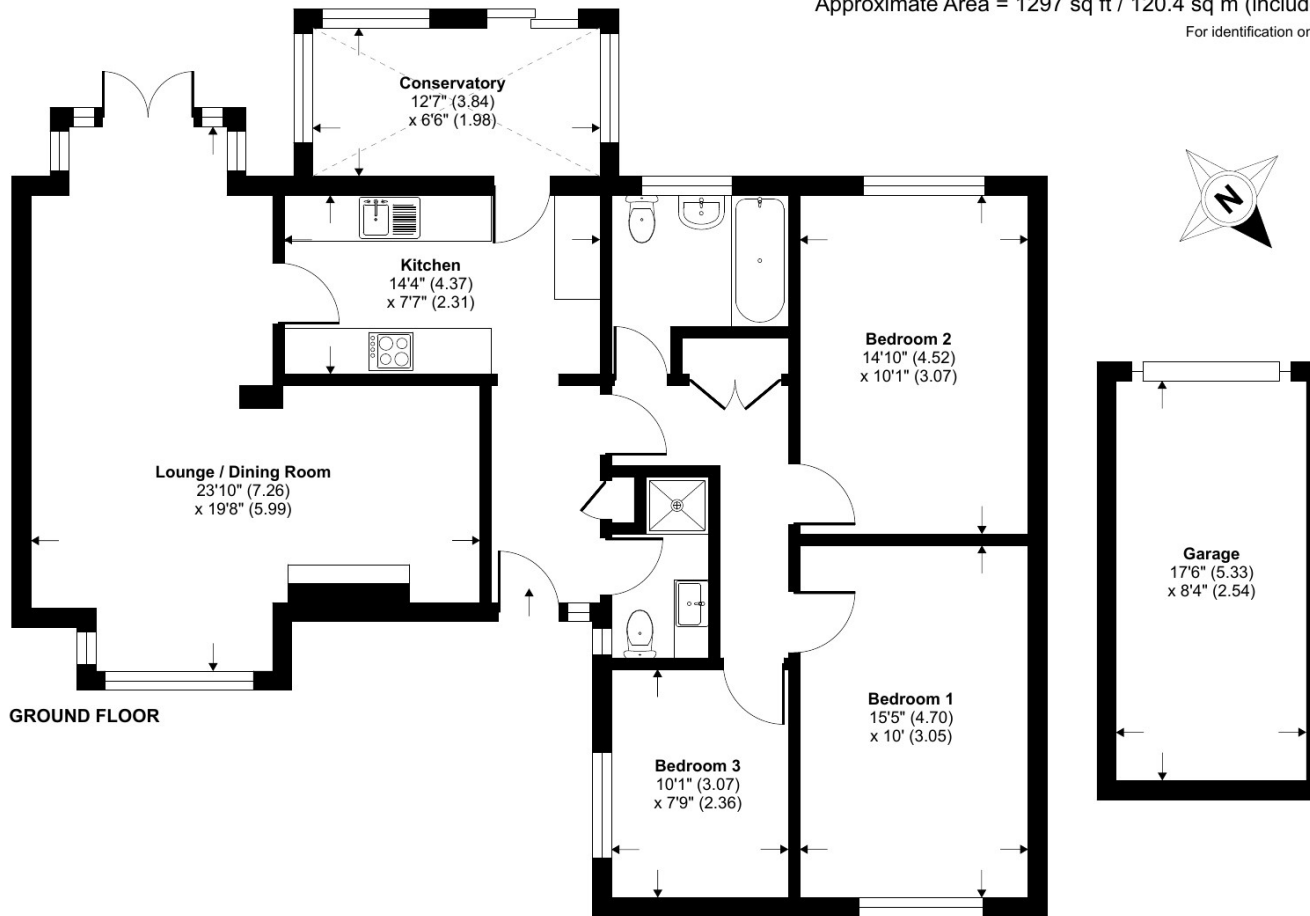
The enclosed south facing rear garden has been laid to lawn with well stocked shrub and flower beds and borders that provides year-round colour and interest. A concrete flagstone patio provides a perfect place to sit out in during fine weather. Gated pedestrian access to both sides and to the rear.

The single garage is located beyond the garden and has a driveway that provides off-street parking.



Approximate Area = 1297 sq ft / 120.4 sq m (includes garage)

For identification only - Not to scale



DIRECTIONS

From Honiton High Street, turn into New Street And follow this road under the railway bridge and past the train station. Proceed up Church Hill and Avenue Mezidon Canon will be found on the right. Number 21 is the first property on the right hand side on a corner plot.

SERVICES


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

LOCAL AUTHORITY

East Devon District Council - 01404 515616.

ENERGY PERFORMANCE CERTIFICATE

Rating: D.

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

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