



7 Rookwood Close

Honiton, Devon. EX14 1BH

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A well-proportioned three double bedroom detached bungalow, located in a lovely small cul-de-sac location within short walking distance of the town's High Street

- Traditional entrance hall and cloakroom
- Spacious open-plan L shape sitting/dining room with a bay window
- Modern fitted kitchen/breakfast room
- Three good-sized bedrooms
- En-suite and a family bathroom
- Enclosed good sized lawned rear garden
- Detached double garage and off-street parking
- Wonderful cul-de-sac location
- No Onward Chain

Guide Price £499,950

### SITUATION

Rookwood Close is located in a tucked away and convenient position on the outskirts of the town centre and is within a short walk of the High Street and shops.

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 and Boots, 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

7 Rookwood Close is a delightful detached bungalow situated within a small tucked away close of similar properties on the edge of the town centre. The bright and spacious property has been beautifully maintained since it was traditionally brick built in 1995. The gas centrally heated and double-glazed accommodation has a good-size entrance hall which leads through to the lovely double aspect sitting room with a walk-in bay window and a fitted gas fire. To the rear is a well-proportioned dining area and a modern fitted kitchen with plenty of storage and a gas oven. There are three double bedrooms, the double aspect principal bedroom has an en-suite. There is also a cloakroom and a good-sized family bathroom which has an electric shower over the bath.

### OUTSIDE

Worthy of particular mention are the beautiful established gardens to the rear, these are in the main laid to lawn with a profusion of fully stocked beds and borders that provide year-round colour and interest. There is a productive vegetable patch and a fruit tree and a timber detached summer house. To the side and integral to the property is a gardeners wc and a useful store room. To the front are further lovely open-plan gardens and a detached double garage with electric doors, eves storage, power and light. A private driveway provides plenty of off-street parking for several vehicles.



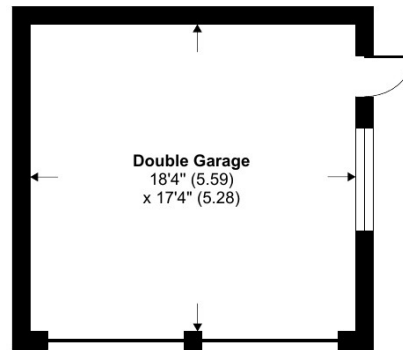
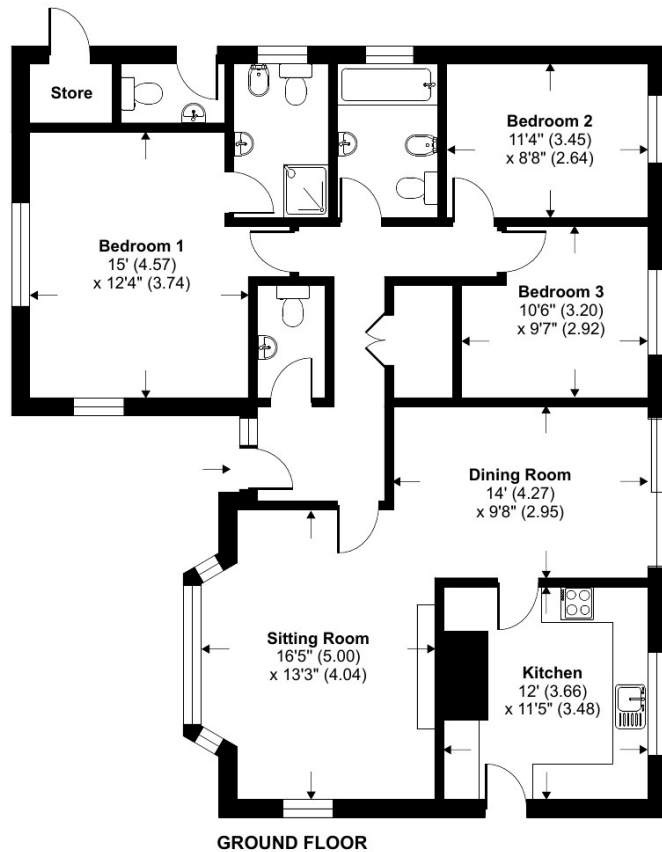
# Rookwood Close, Honiton, EX14

Approximate Area = 1465 sq ft / 136.1 sq m (includes garage)

Outbuilding = 34 sq ft / 3.2 sq m

Total = 1499 sq ft / 139.3 sq m

For identification only - Not to scale



## DIRECTIONS

From the centre of the High Street in a westerly direction. Continue over the traffic lights and down the hill passing The Holt public house on the left. After approximately 150 yards turn right into Rookwood Avenue and then left into Rookwood Close and number 7 will be found after a short distance on your right hand side.

## SERVICES

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

## LOCAL AUTHORITY

East Devon District Council - 01404 515616.

## 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). © nichecom 2023.  
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