



4 The Chase

Honiton, Devon. EX14 1QB

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A deceptively spacious and extended six bedroom detached chalet bungalow in a small cul-de-sac location just a short distance from the High Street

- Entrance hallway
- Spacious double-aspect sitting room
- Superb vaulted kitchen/dining room
- Study, utility room and family bathroom
- Three ground-floor double bedrooms and principal bedroom, en-suite & dressing room
- Three first-floor double bedrooms and shower room
- Beautiful mezzanine level seating area
- Good-sized lawned gardens and patio
- Attached garage and large driveway

Guide Price £660,000

SITUATION

The Chase is conveniently located on the eastern side of the town within short walking distance of the town centre. The property is on a good-sized plot in this lovely small cul-de-sac. 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 renowned Colyton Grammar School, one of England's top mixed state schools, is situated about 9.5 miles away.

THE PROPERTY

4 The Chase is a superb detached property that has been completely refurbish throughout and extended over recent years, this has subsequently produced this modern home we find today which is now arranged over two floors. This modern chalet bungalow has a good-sized entrance hall which leads to a well-proportioned sitting room, to the rear is a large open-plan kitchen/dining room with modern fitted units and a matching central island. There are four double bedrooms on the ground-floor, one of which is the principal bedroom which has an en-suite and a large walk-in dressing room. Also, on the ground-floor is a modern family bathroom and attached to the rear is a double-glazed conservatory. On the first-floor are three further double bedrooms and a modern shower room. There is also a huge amount of useful eaves storage.

OUTSIDE

The enclosed rear garden is in the main laid to lawn with a timber decking at the end of the garden which is a perfect place to sit outdoor during fine weather. At the side of the property is a detached garage with a utility, storage room. And cloakroom. The good-sized open plan front garden is laid to lawn with a triple width resin driveway that provides plenty of off-street parking.

DIRECTIONS

From Honiton High Street, proceed in an easterly direction to the roundabout, go straight over and take the first turning on the left, signposted Langford Road. Follow this road to the end and The Chase will be the last turning on the right. Number four will then be found after a short distance on the left. .



The Chase, Honiton, EX14

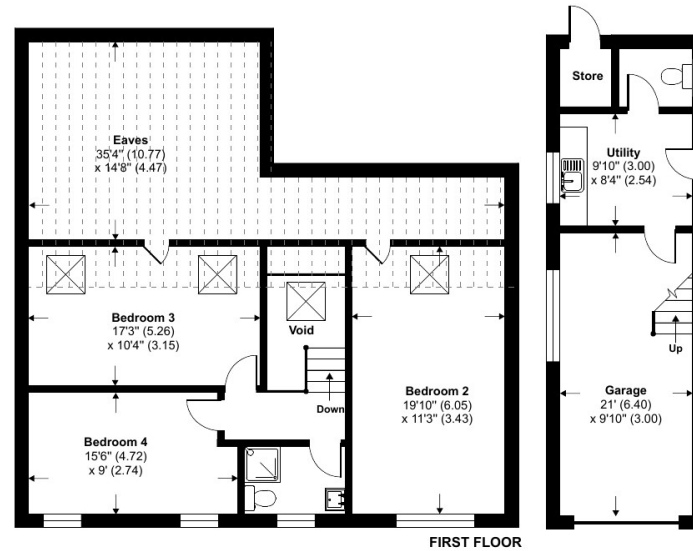
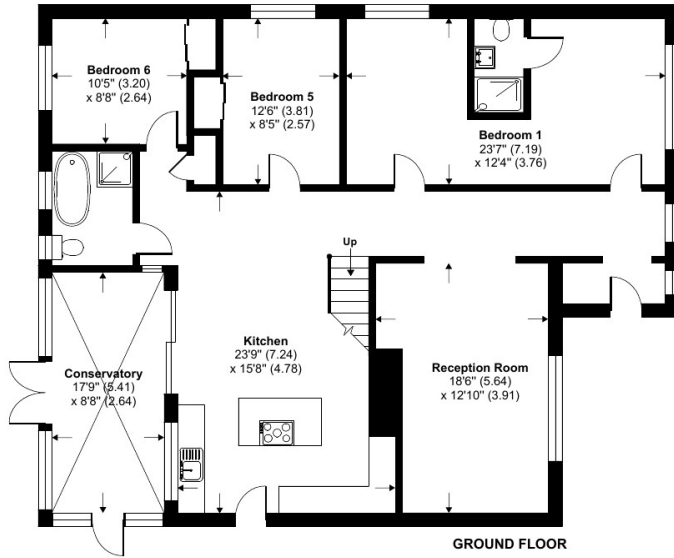
Approximate Area = 2077 sq ft / 192.9 sq m
 Limited Use Area(s) = 460 sq ft / 42.7 sq m
 Garage = 206 sq ft / 19.1 sq m
 Outbuilding = 129 sq ft / 11.9 sq m
 Total = 2872 sq ft / 266.8 sq m

For identification only - Not to scale

SERVICES - Mains gas, drainage, electricity and water.

LOCAL AUTHORITY - East Devon District Council -
 01404 515616. Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATE
 Rating: C



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