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Feniton, Honiton, Devon EX14 3BE

£370,000 Freehold



PROPERTY DESCRIPTION

A well presented, detached Grade II Listed thatched Cottage, offering a light and bright home with beautiful character features, with the benefit of an enclosed rear garden, a garage and onsite parking. The property is situated in the peaceful and desirable village of Old Feniton and offers the perfect balance between countryside living and excellent connectivity, located just a few minutes from the A30 and a main line railway station.

The spacious and versatile accommodation briefly comprises; on the ground floor, covered entrance porch, entrance hall, living room with a feature fireplace, fitted with a log burning stove, a dining room, again with a feature fireplace, fitted with a log burning stove, a galley style kitchen and a ground floor WC. The first floor has two good sized double bedrooms, a third single bedroom/ study and a stylishly fitted shower room.

Outside, there is a single garage to the side with light and power, together with onsite parking, an enclosed garden to the front and a good sized enclosed garden at the rear, with areas of lawn and patio. The rear garden offers an excellent degree of privacy and provides a delightfully quiet setting for outside entertaining and al fresco dining. The garden also gives access to the garage and a utility room which houses the recently installed boiler.

FEATURES

- Grade II Listed
- Detached Thatched Cottage
- Three Bedrooms
- Ground Floor WC
- Living Room With Log Burner
- Separate Utility Room
- Separate Dining Room With Log Burner
- Stylishly Fitted Shower Room
- Enclosed Rear Garden
- Garage & Parking





ROOM DESCRIPTIONS

The Property: -

This charming Cottage has recently bottled gas fired central heating, with the boiler only installed in 2023 and timber framed single glazed windows. The front, side and ridge of the thatched roof was replaced 2022 and we are advised that the rear half of the thatched roof will not need replacing for another 7 years.

The vendors have carried out extensive flood prevention work at the property, further details can be provided upon request.

Thatch End

The property is approached over a pedestrian path, through a timber gate, which gives access to the front garden which is laid to lawn, and the covered entrance porch.

The property can also be approached from the side, where there is a single garage and onsite parking, and a timber gate leading to the enclosed rear garden.

Entrance Hall

Archways through to the living room and the dining room.

Living Room

Two windows to front. Radiator. Feature fireplace, fitted with a log burner. Stairs to first floor. Door to cloakroom and WC.

Cloakroom and WC

Window to side. Radiator. Door to under stairs storage cupboard. The WC is fitted with a white suite, comprising; low level flush WC with co-ordinating seat and a vanity style wash hand basin with chrome mixer tap and cupboard beneath.

Dining Room

Window to front. Radiator. Feature fireplace, fitted with a log burner. Door to under stairs storage cupboard. Door to stars, which lead to bedroom Two. Door and step up to kitchen.

Kitchen

Stable door and window to rear. Radiator. The kitchen is principally fitted to one side, with a range of wall and base units. Inset butler style sink with chrome mixer tap and inset space for cooker. Space for free standing fridge freezer.

First Floor

Window at half landing to rear. Doors off to bedroom one, bedroom three/ study and the shower room.

Bedroom One

Window to front. Radiator. Door to bedroom Two.

Bedroom Two

Window to front. Radiator. Two double built in wardrobes with sliding doors. Hatch to roof space. Stairs to dining room.

Bedroom Three/ Study

Window to front. Radiator.

Shower Room

The shower room has been stylishly fitted with a white suite, comprising' close coupled WC with co-ordinating seat. Wall mounted wash hand basin with chrome mixer tap. Excellent sized wall in shower, fitted with a sliding door and a Mira Sport electric shower.

Rear Garden

The rear garden can be accessed from the kitchen, the garage or the gate at the side from the parking area and has areas of lawn and patio. The rear garden offers an excellent degree of privacy and provides a delightful setting for outside entertaining and al fresco dining.

The garden also gives access to the garage and a utility room which houses the recently installed boiler.

Garage

8' 2" x 16' 6" (2.49m x 5.03m). Up and over door. Light and power. Door to side giving access to the rear garden.

Council Tax

East Devon District Council; Tax Band E - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,953.04

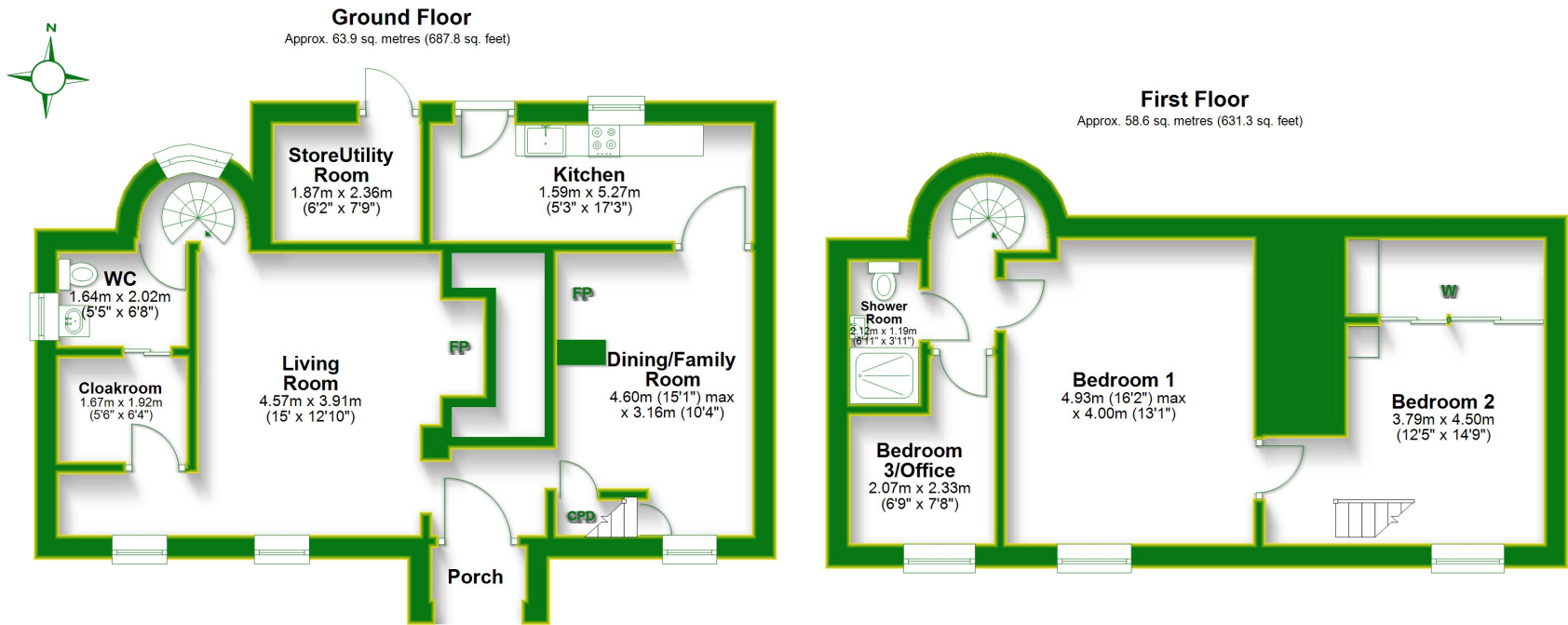
Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.
Redress Scheme provided by The Property Ombudsman: 08218195.



Total area: approx. 122.6 sq. metres (1319.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
Plan produced using PlanUp.

Thatch End, HONITON

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	24
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		