

6 Balfour Close

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, Honiton, EX14 2UW

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Spacious 3 bedroom bungalow in this elevated position on the edge of town.

- Corner plot
- Fantastic views
- Sitting room with fireplace
- Conservatory
- Freehold
- Backing on to fields
- 3 bedrooms (1 en suite)
- Recently updated kitchen
- Lovely garden
- Council tax band E

Guide Price £540,000

Set in an elevated position at the end of a quiet close and backing on to open fields, the property enjoys lovely views across the town and the rolling East Devon countryside. Located in this favoured residential area, it is close to the conveniences of the town centre and mainline station, whilst remaining private.

This rendered block and stone bungalow has been well maintained over the years, with the kitchen and bathrooms replaced by the current owners. The accommodation is well presented and well laid out, including a large L-shaped sitting room opening into the dining area, a kitchen to the rear with utility space, and a conservatory overlooking the garden. There are three good sized bedrooms, two with fitted wardrobes, and the principal bedroom benefits from an en suite shower room. A family bathroom serves the remaining bedrooms.

Occupying a generous corner plot, the property has a private driveway providing parking for several vehicles and access to a double garage with up and over door. A pathway leads around to the rear garden, which is mainly lawned with attractive shrub and flower borders, enclosed by timber fencing on three sides and a traditional hedge on the fourth.

SERVICES Mains water, electricity, gas and drainage. Gas fired central heating. Standard, superfast and ultrafast broadband available. Mobile signal inside and outside on EE, Three, Vodafone and O2 (Ofcom). Covenants on the title.













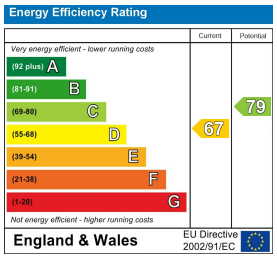






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