

27 Glanvill Way

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Honiton, Devon, EX14 2GD

What3Words: ///number.clock.stress

Beautifully presented four bedroom detached family home, landscaped garden, driveway parking and garage.

- Immaculately presented
- Walking distance of High Street
- Parking for two vehicles
- High Quality fixtures and fittings
- Council Tax band E
- Light and Spacious
- Wonderful Gardens
- Garage
- Freehold

Guide Price £460,000

Conveniently situated within walking distance of the historic market town of Honiton, conveniently situated on its southern fringes. Honiton offers a range of day to day amenities and is widely renowned for its antique and independent shops. Honiton lies on the southern edge of the Blackdown Hills and within easy reach of the Jurassic coast.
Communication links are excellent with a direct rail service from Honiton to London Waterloo, whilst the A30 provides quick and efficient road access to the Cathedral City of Exeter. Exeter has a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities.

This immaculately presented detached property boasts light and spacious accommodation throughout, and is situated in a sought after development, close to Honiton Town centre.
On the ground floor is a spacious entrance hallway with doors leading to various rooms, and stairs to the first floor. The kitchen is a real feature of this home with a variety of cupboards with wooden work surfaces, a Belfast style sink, built in appliances including a wine fridge, alongside views over the garden. There is ample space for a dining table, and French doors leading to the garden. Off from the kitchen is the utility room, with further cupboards, and space for a washing machine and access to the side of the house. The living room is an excellent size with bay window to the front aspect and ornate fireplace.
On the first floor are four bedrooms, the master boasts a spacious en-suite and a range of built in wardrobes. There is a family bathroom for the remaining three bedrooms.

The rear garden has been landscaped to make the best use of all areas of the garden, with a fantastic raised deck and patio leading from the kitchen, which offers a great place for garden furniture, to make the most of the views and tranquillity. Steps lead to the bottom of the garden, which is mainly laid to lawn, with a range of shrubs and borders, as well as a rockery and garden shed. There is a door leading to the garage from the patio area, making the garage easily accessible.
To the front of the property is driveway parking for two vehicles with an EV charging point. Further landscaped, but easily maintainable front garden. Single garage, with light and power.

All mains services connected. Gas central heating.
Ultrafast broadband available. Good mobile signal with all major networks (Ofcom, 2025).













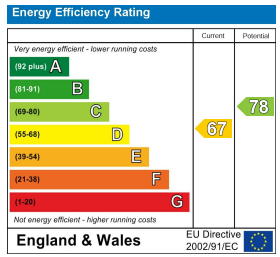






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