



fulfords 
ESTABLISHED 1863

Northcote Lane, Honiton, Devon
Offers in the region of: £260,000



Occupying an enviable corner plot, this spacious three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property they can both enjoy immediately and enhance over time. Offering generous living accommodation, three genuine double bedrooms, ample driveway parking and attractive gardens, the property provides all the foundations of a wonderful long-term family home. Whilst some modernisation is now required, the house has been well cared for and is perfectly suitable for occupation whilst improvements are undertaken, with further scope to extend subject to any necessary consents.

The accommodation comprises an entrance hall, ground floor cloakroom/WC and a particularly spacious living room, featuring a fireplace as its focal point and offering ample space for family living and entertaining.

To the rear, the generously sized kitchen extends the full depth of the property and provides an extensive range of storage cupboards and work surfaces, together with ample dining space for a table and chairs.

On the first floor are three well-proportioned double bedrooms, including an especially spacious principal bedroom. The family bathroom is fitted with a three-piece white suite and offers scope for updating to suit modern tastes.

Outside, the corner plot position creates a particularly attractive setting. The front garden is predominantly laid to lawn, whilst a driveway to the side provides off-road parking for two to three vehicles and potential for extension, subject to the necessary permissions.

The enclosed rear garden enjoys a good degree of privacy thanks to mature trees and established planting. A patio seating area, artificial lawn and useful storage shed combine to create an attractive and low-maintenance outdoor space.

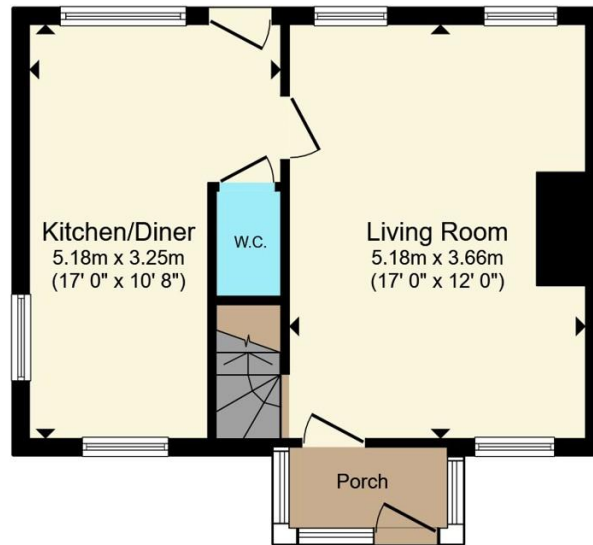
Key Features

- Three-bedroom semi-detached house
 - Generous corner plot
 - Three double bedrooms
 - Driveway parking for 2-3 vehicles
- Potential to modernise and extend (STPP)
- Private rear garden with patio and shed storage

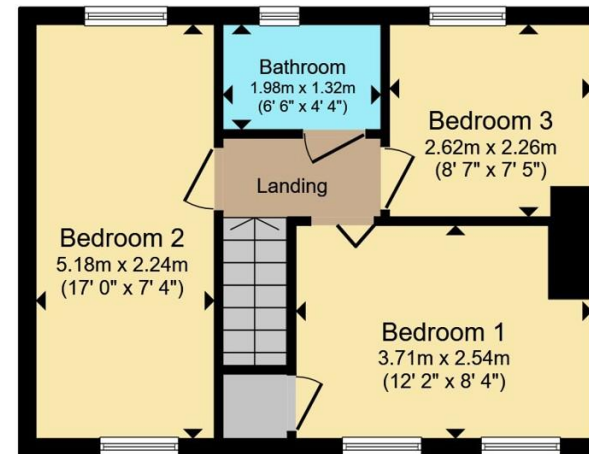








Ground Floor



First Floor

Total floor area 74.3 m² (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Council Tax Band: **B**

Tenure: **Freehold**

Parking Arrangements: **Private Driveway**

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Viewing arrangement by appointment: **01404 44744**

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