



Honiton Way, Fens, TS25 2PX
3 Bed - House - Semi-Detached
£95,000

Council Tax Band: B
EPC Rating:
Tenure: Freehold



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Honiton Way, Fens, TS25 2PX

*** NO CHAIN INVOLVED *** A three bedroom semi-detached property occupying a pleasant position on Honiton Way, close to Fens Primary School and within walking distance of amenities. The home offers accommodation in need of updating with great potential, whilst features include gas central heating, uPVC double glazing and westerly aspect rear. An ideal purchase for a first time buyer or possible investment opportunity, with a layout which briefly comprises: entrance porch through to the entrance vestibule with stairs to the first floor and access into the bay fronted lounge, the kitchen/diner leads to the rear lobby and through to the ground floor bathroom. To the first floor are three bedrooms and externally is small front garden, shared driveway, garage and westerly aspect rear garden. Honiton Way is situated off Truro Drive with easy access to the A689.

GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, secure internal door through to:

ENTRANCE VESTIBULE

Stairs to the first floor, uPVC double glazed window to the side aspect, meter cupboard, access to:

LOUNGE

17'4 x 12'9 (5.28m x 3.89m)

uPVC double glazed bay window to the front aspect, feature fire surround, coving to ceiling, double radiator.

KITCHEN/DINER

12' x 10'1 extending to 13' (3.66m x 3.07m extending to 3.96m)

Fitted with a range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above, part tiled splashback, Worcester gas central heating boiler, two uPVC double glazed windows, useful under stairs storage cupboard.

REAR LOBBY

Panelled door to the rear garden, access to the ground floor bathroom.

GROUND FLOOR BATHROOM/WC

9'1 x 5'5 (2.77m x 1.65m)

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower attachment, folding shower screen, pedestal wash hand basin with dual taps, low level WC, part tiled splashback, uPVC double glazed window to the rear aspect, single radiator.

FIRST FLOOR: LANDING

uPVC double glazed window to the side aspect, hatch to loft space, access to:

BEDROOM ONE

13' into wardrobes x 11'10 (3.96m into wardrobes x 3.61m)

A good size master bedroom which benefits from wall to wall mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, coving to ceiling, single radiator, storage cupboard with additional uPVC double glazed window to the front aspect.

BEDROOM TWO

11'8 x 9'1 (3.56m x 2.77m)

uPVC double glazed window overlooking the rear garden, fitted wardrobes with bed recess and overhead storage space, coving to ceiling, single radiator.

BEDROOM THREE

7'2 x 6'4 (2.18m x 1.93m)

uPVC double glazed window to the rear aspect, single radiator.

EXTERNALLY

The property features a low maintenance garden to the front enclosed by a brick boundary wall. A shared paved driveway runs alongside the property to the garage. The enclosed rear garden enjoys a westerly aspect, with lawn and paved patio areas.

GARAGE

Accessed via double timber doors to the front.

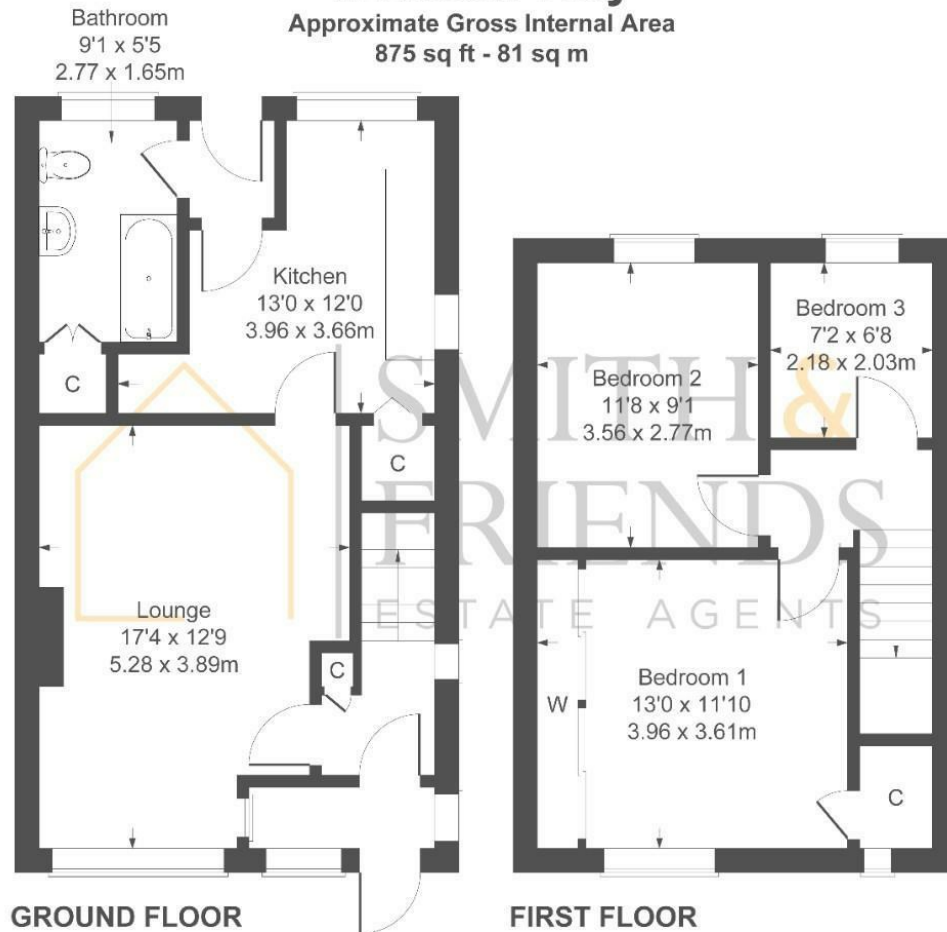
NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Honiton Way

Approximate Gross Internal Area
875 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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



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