

CLOSEST SCHOOLS

PRIMARY

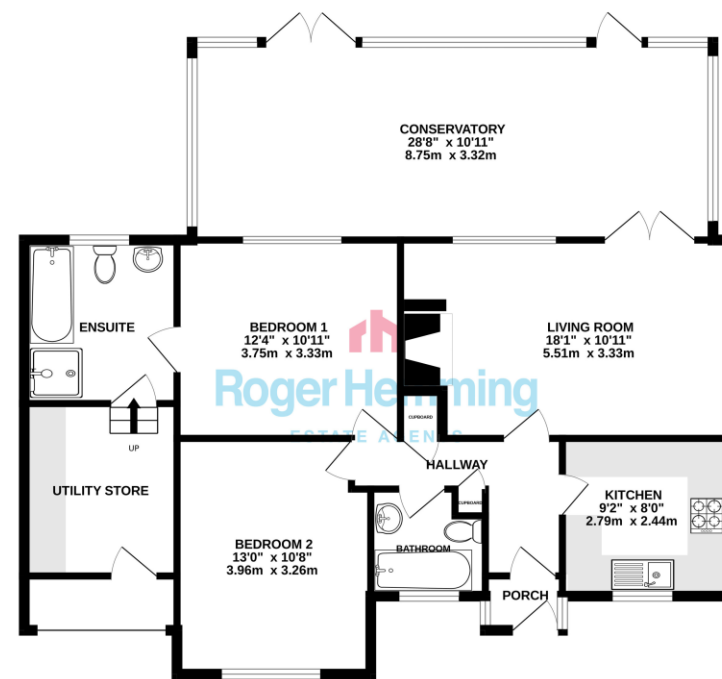
Honiton Primary School  
[www.honiton-pri.devon.sch.uk](http://www.honiton-pri.devon.sch.uk)

Littleton Primary School  
[www.littleton.devon.sch.uk](http://www.littleton.devon.sch.uk)

SECONDARY

Honiton Community College  
[www.honitoncollege-devon.sch.uk](http://www.honitoncollege-devon.sch.uk)

GROUND FLOOR  
 1139 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The format, layout and appearance shown here are not intended to be used for any other purpose. Made with Metaphor 12/22

## LOCATION

The East Devon market town of Honiton has excellent lines of communication lying on the junction of the A30 and A35 trunk roads. The A30 dual carriageway links the town to Junction 29 of the M5 Motorway at nearby Exeter. Honiton also has a railway station with regular services to London Waterloo and Exeter. There's an international airport at Exeter with regional and continental scheduled air services. The seaside resorts of Seaton, Sidmouth and Lyme Regis are all within half an hour's drive.



## FIND OUT MORE

Viewing by prior appointment:  
 Roger Hemming Estate Agents  
 Conway House, New Street  
 Honiton EX14 1HA  
 T: 01404 45343  
 E: [roger@rogerhemming.co.uk](mailto:roger@rogerhemming.co.uk)

To see more details on this and all our homes go to  
[www.rogerhemming.co.uk](http://www.rogerhemming.co.uk)



## 30 HILL CRESCENT HONITON EX14 2HY

This is a detached bungalow in one of Honiton's best addresses and it has far-reaching views across the Otter valley. It has 2 double bedrooms, two bathrooms, a large easily-maintained garden and a useful conservatory.

**£425,000**

freehold



**TYPE**  
Detached Bungalow

**BEDROOMS**  
2

**RECEPTION ROOMS**  
1

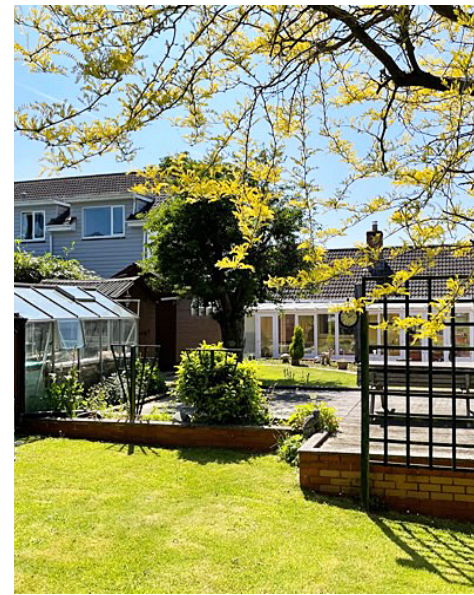
**BATHROOMS**  
En-Suite & Family Bathroom

**OUTSIDE**  
Front & Rear Gardens

**PARKING**  
Driveway

**HEATING**  
Gas Central Heating,  
uPVC Double-Glazing

**ENERGY RATING**  
91 / B



## ROGER HEMMING'S VIEW...

This is an interesting two bedroom detached bungalow and it occupies an elevated spot on Honiton's Pine Park prime residential development. It's surrounded by similar detached homes and it has far-reaching views towards open countryside from both front and rear. The gas centrally heated and uPVC double-glazed living space has an entrance porch leading through to a traditional hallway and the principal rooms. There's a smart fitted kitchen with some integrated appliances and a comfortable living room with a handy woodburner. The garage has been professionally converted in the past to provide a large en-suite bathroom for the main bedroom, there's also a second double bedroom and another bathroom. We're really impressed with all this property has to offer, it's a great location, so when would you like to take a look?

*"We appreciate that the garage of this property has been converted into additional living space, however, we believe it wouldn't be too difficult to either restore it as a garage, or to perhaps even extend forwards to form a new garage."*

**WHAT THE AGENT SAYS...**

## OUTSIDE

Perhaps one of the most attractive features of 30 Hill Crescent are the large, easily maintained gardens and the double-glazed conservatory, which stretches across the majority of the rear of the bungalow. To the front is a level driveway, which could easily provide an off-road parking area for a caravan or motorhome.

Honiton has a fast road link to Exeter and Junction 29 of the M5 Motorway. The town also has a railway station on the Exeter to London Waterloo line. The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.

*(AGENT'S NOTE: We're told that the photovoltaic solar panels at the property are wholly owned and are not subject to any lease agreement.)*