

**CLOSEST SCHOOLS**

**PRIMARY**

West Hill Primary School

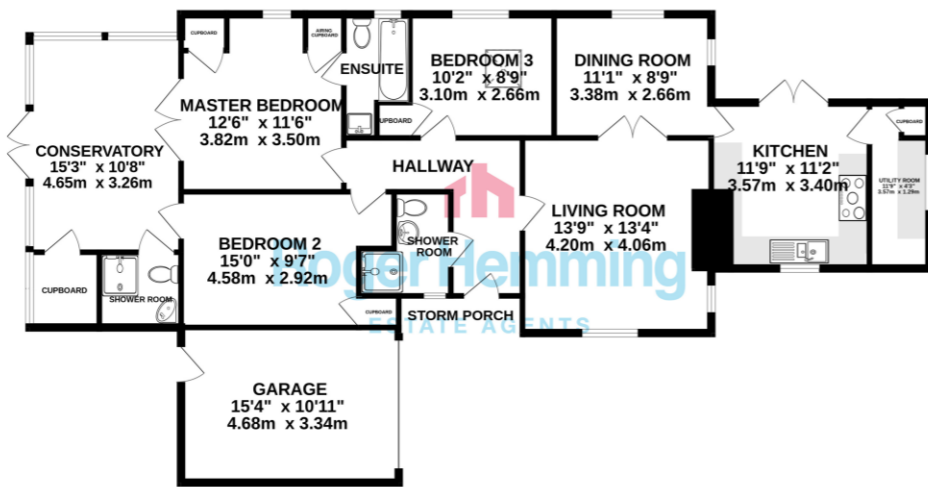
[www.west-hill-primary.devon.sch.uk](http://www.west-hill-primary.devon.sch.uk)

**SECONDARY**

The Kings School

[www.thekings.devon.sch.uk](http://www.thekings.devon.sch.uk)

**GROUND FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

**LOCATION**

With around 350 residents, Marsh Green is a small hamlet, located c.8 miles east of Exeter and 11 miles west of Honiton. Ottery St Mary is the closest town, just 4 miles away and offering all the usual town amenities including the Town Council, banks, a library, police station, shops, as well as several pubs and places to eat. Nearby West Hill has its own amenities in the form of a Morrisons convenience store, a garage and several other small shops.



**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)



**MIDDLEMARSH, MARSH GREEN  
EXETER EX5 2EX**

This is an interesting detached bungalow in a popular hamlet and it's been extended to provide surprisingly spacious family accommodation. It has 3 bedrooms and 3 bathrooms and, yes, it needs some loving care but at this price, it's great value!

**£350,000**

freehold



**TYPE**  
Detached Bungalow

**BEDROOMS**  
3

**RECEPTION ROOMS**  
2

**BATHROOMS**  
2 + En-Suite

**OUTSIDE**  
Private Garden

**PARKING**  
Single Garage & Parking

**HEATING & SERVICES**  
Oil Central Heating,  
uPVC Double-Glazing  
Mains Water & Electricity,  
Private Drainage

**ENERGY RATING**  
D / 60



## ROGER HEMMING'S VIEW...

Occupying a convenient position in Marsh Green, this is a well-proportioned detached bungalow and it offers flexible family accommodation. We admit this one needs some loving care and attention, there's certainly the opportunity to generally improve the living space and to add value and we've carefully priced it to help with this. With a little effort and expense it could easily become a much loved family home. The property has oil-fired central heating, a handy woodburner and uPVC double-glazing. There's a traditional entrance hall with a shower room & loo, a comfortable living room and a separate dining room. The fitted kitchen has plenty of storage and working space and the range cooker is included in the sale. There's also a useful utility room. The bungalow has three bedrooms, an en-suite bathroom and a smart modern wet-room. To the side is a large double-glazed conservatory, an ideal play area for the children during wet weather or for family get-togethers.

*"The Marsh Green and Rockbeare area has always been popular and we don't often see village properties in this price range. It's in a quiet yet convenient spot and is within easy commuting distance of Exeter."*

**WHAT THE AGENT SAYS...**

## OUTSIDE

Middlemarsh has an attached garage, there's parking for several cars and a garden with a natural pond and a raised seating area with views across the adjacent countryside.

Nearby Ottery St Mary has excellent lines of communication as it's a few moments drive from the A30 trunk road. It links the area to Honiton and to Junction 29 of the M5 Motorway at Exeter. The village of Whimple has a railway station with regular services to London Waterloo and Exeter. The seaside resorts of Seaton, Sidmouth and Lyme Regis are all within half an hour's drive.

This property is a great alternative to a modern estate house, so if you're after village life at a reasonable price, you need to call us now!