



**TOTAL FLOOR AREA: 1565 sq.ft. (145.4 sq.m.) approx.**

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.  
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## 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:  
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To see more details on this and all our homes go to  
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## 55A NEW STREET HONITON EX14 1BX

This is a large 1970s town-centre house in need of updating and it's very much a project. It has four bedrooms, two reception rooms and a ground floor cloakroom. It has a good-sized rear garden and a garage with a parking space.

**OFFERS IN THE REGION OF £260,000**

**TYPE**  
Attached House

**BEDROOMS**  
4

**RECEPTION ROOMS**  
2

**BATHROOMS**  
1 + Cloakroom

**OUTSIDE**  
Rear Garden

**PARKING**  
Integral Garage & Parking Space

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

**ENERGY RATING**  
47 / E



## ROGER HEMMING'S VIEW...

Looking for your next project? How about this 1970s family house in the centre of Honiton? Very much a one-off, it's attached to late-Victorian properties on either side and as this is a probate sale, there's no onward chain. We admit that the house requires complete modernisation and redecoration throughout, however, we were pleasantly surprised by the size of the rooms and the convenient location with parking is a real bonus. There's going to be a lot of work for the new owner to do to sort this one out, but it has masses of potential to improve and add serious value.

The property has a traditional entrance hall leading through to a large living room with a separate dining room at the rear. There's a good-sized kitchen and a rear hallway with a handy cloakroom. There are three double bedrooms and a bathroom on the first floor, along with a further bedroom and loft storage room up on the second floor. Behind is a decent rear garden and there's a single integral garage with a parking space.

*"We sat with the floorplan and worked out that this house lends itself to conversion into two flats. It's a great development opportunity..."*

**WHAT THE AGENT SAYS...**

## OUTSIDE

55A New Street is a few moments' stroll from Honiton's High Street shops and the town's railway station is at the top of the street. There are regular rail services to Exeter and to London Waterloo.

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

*AGENT'S NOTE: We're pleased to confirm that the Grant of Probate has already been issued for this property, so the owners are able to immediately proceed with a sale.*