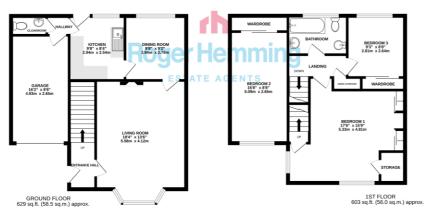


ESTATE AGENTS





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

LOCATION

The East Devon market town of Honiton has excellent lines of 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



FIND OUT MORE

Viewing by prior appointment: Roger Hemming Estate Agents Conway House, New Street Honiton EX14 1HA

all our homes go to

To see more details on this and









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

freehold





ESTATE AGENTS

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 RATING47 / 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.