

CLOSEST SCHOOLS

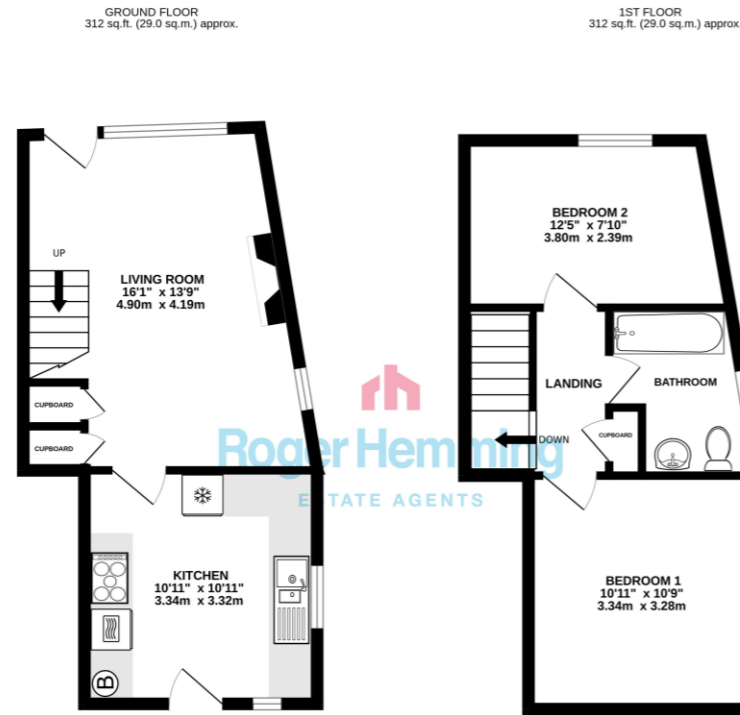
PRIMARY

Honiton Primary School
www.honiton-pri.devon.sch.uk

Littleton Primary School
www.littleton.devon.sch.uk

SECONDARY

Honiton Community College
www.honitoncollege-devon.sch.uk



TOTAL FLOOR AREA - 624 sq.ft. (58.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, sections, 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 Measure 02023

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
www.rogerhemming.co.uk



11 SILVER STREET HONITON EX14 1QJ

Surely one of the town's best-kept secrets, this is a carefully modernised end-terraced period cottage with two bedrooms and it occupies a quiet spot just behind Honiton's High Street. It has a newly fitted kitchen and a smart first-floor bathroom with a shower.

£180,000

freehold

TYPE
End-Terrace Cottage

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
First Floor Bathroom

OUTSIDE
Small Front & Rear Courtyards

PARKING
Nearby On-Street Parking

HEATING
Gas Central Heating

ENERGY RATING
63 / D



ROGER HEMMING'S VIEW...

It's often said that the best things come in the smallest packages, but we were amazed by the size of the living space when we visited this end-terrace cottage for the first time. It was so much bigger than we expected! It's tucked away in a quiet traffic-free spot, just moments from Honiton's High Street and the current owners have carefully modernised their home over the last couple of years. We believe the original cottage dates back to the 18th century and it's since been extended at the rear to provide two double bedrooms, a well-proportioned kitchen and a first floor bathroom. The property has new double-glazed windows and doors and a modern efficient gas-fired combi-boiler central heating system. The kitchen and bathroom have recently been refitted as well and we're told the cottage had a new roof some ten years ago. Our sellers have found their next home, there's virtually no chain and they're able to offer a speedy completion date.

"Please appreciate that there's limited outside space with this property. It has small courtyard areas to both front and rear but no real garden space."

"Restricted on-street parking is available on the nearby High Street and long-term permit parking is available further down Silver Street."

WHAT THE AGENT SAYS...

OUTSIDE

Whilst 11 Silver Street doesn't have any parking, it's just a moment's walk from Honiton's town centre shops and businesses. The High Street is accessed by a walkway that runs across the front of the neighbouring cottages.

The town's High Street shops offer an excellent range of day to day facilities and the railway station is ten minutes away. 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.

If you're looking for a character town-centre home at a sensible price, this could be just the one for you! Call us now on 01404 45343 to see it for yourself...