

CLOSEST SCHOOLS

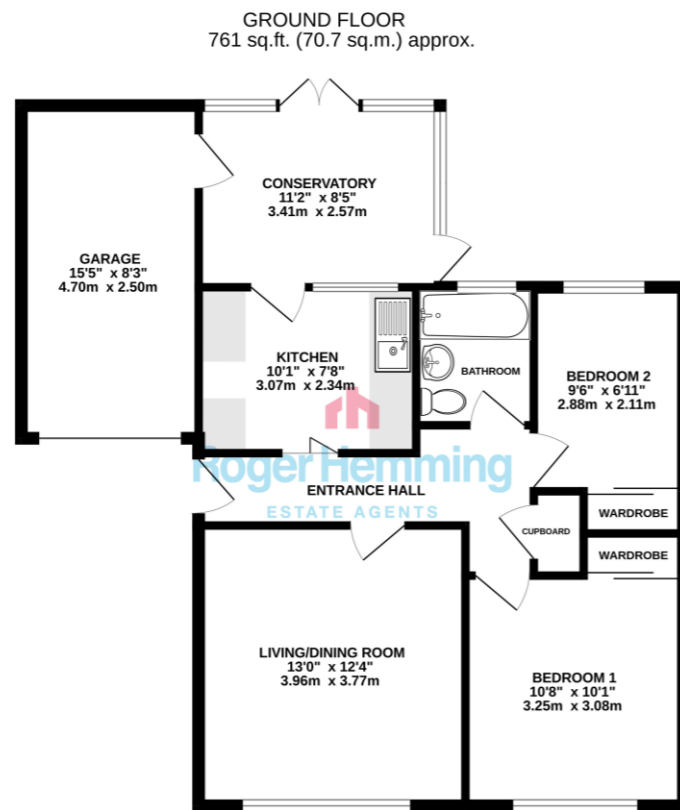
PRIMARY

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

Littletown Primary School
www.littletown.devon.sch.uk

SECONDARY

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



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, 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:
 Roger Hemming Estate Agents
 Conway House, New Street
 Honiton EX14 1HA
 T: 01404 45343
 E: roger@rogerhemming.co.uk

To see more details on this and all our homes go to
www.rogerhemming.co.uk



9 ROSEWELL CLOSE HONITON EX14 1QU

If you're looking for an easily maintained 2 bedroom bungalow that's close to Honiton's town centre, this could be the one for you. It does need some tidying up inside, you might wish to replace the kitchen and bathroom. The great news is there's no chain!

£240,000
freehold

TYPE

Semi-Detached Bungalow

BEDROOMS

2

RECEPTION ROOMS

1

BATHROOMS

Shower over the Bath

OUTSIDE

Gardens & Conservatory

PARKING

Attached Garage & Parking

HEATING

Gas Central Heating
uPVC Double-Glazing

ENERGY RATING

66 / D



ROGER HEMMING'S VIEW...

Occupying a convenient spot just a few minutes' stroll from the town centre, this is a two bedroom semi-detached bungalow and it's now in need of some general modernisation and updating. The property has the original kitchen and bathroom fittings so you may want to replace these. The gas centrally heated and uPVC double-glazed accommodation has a traditional entrance hall, a good-sized living-dining room and both bedrooms have built-in wardrobes.

There's no onward chain with this former rental property, whilst it's fine just as it is, it does offer the opportunity to add serious value! If you're after a compact bungalow at a sensible price, this could be just the one for you. Call us now on 01404 45343 to see it for yourself...

OUTSIDE

"We particularly liked the rear garden at 9 Rosewell Close."

"It faces south, it's level and quite private. It doesn't need a huge amount of upkeep and with a little loving care, it could be wonderful!"

WHAT THE AGENT SAYS...

9 Rosewell Close is part of a mature and popular development of similar homes and it's handy location has always made these bungalows rather sought after. This property has an attached garage with a driveway and there are neat front and rear gardens with a useful conservatory.

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.