

ESTATE AGENTS

CLOSEST SCHOOLS PRIMARY

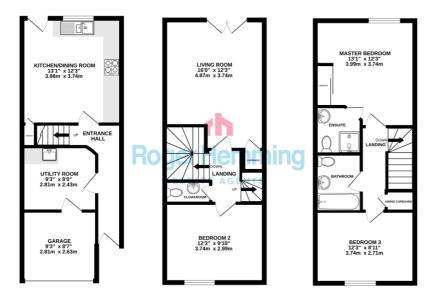
Honiton Primary School www.honiton-pri.devon.sch.uk

Littletown Primary School

SECONDARY

Honiton Community College

1ST FLOOR 397 sq.ft. (36.9 sq.m.) approx. 2ND FLOOR 397 sq.ft. (36.9 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 an international airport at Exeter with 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

To see more details on this and all our homes go to



www.propertysharingexperts.com





11 SAWMILLS WAY **HONITON EX14 2DU**

You'll be surprised by the size of the living space this stylish and modern three bedroom townhouse offers. It occupies a convenient spot, close to Honiton's town centre. Our sellers have found their next home and they're ready to move!

£310,000

freehold

A member of Property Sharing Experts



ESTATE AGENTS

TYPE

Modern Town House

BEDROOMS

RECEPTION ROOMS

1

BATHROOMS

Cloakroom & 2 Bathrooms

OUTSIDE

Front & Rear Gardens

PARKING

Garage & Parking

HEATING

Gas Central Heating,
Double-Glazing

ENERGY RATING D / 62













ROGER HEMMING'S VIEW...

We were really surprised by the size of the accommodation this modern town-house is able to provide, the rooms were so much bigger than we expected. It occupies a convenient spot just a few minutes' walk from Honiton's busy shopping centre and the town's railway station. The gas centrally heated and uPVC double-glazed living space is arranged over three floors with a traditional entrance hall on the ground floor and with a door into the garage and utility room. To ther rear is a large family-sized kitchen with the space for a table and chairs. An external door then leads out into the rear garden. The first floor landing has a handy cloakroom and the well-proportioned living room has French doors with a Juliet balcony. Bedroom 2 is also on the first floor, whilst the remaining bedrooms are up on the second floor. The master bedroom has a useful en-suite shower room and fitted wardrobes. There's also a smart modern family bathroom.

"This is an interesting one in that the garage has been divided to provide a useful utilty room and a store room."

"It could easily revert back to a full-sized garage if needed or even be converted to additional living space, as has been done next door."

WHAT THE AGENT SAVS

OUTSIDE

11 Sawmills Way has an enclosed sunny south-facing rear garden, which provides a secure play area for small children. It's paved and is ideal for barbecues and outdoor dining during fine weather.

Honiton's High Street shops are a short stroll and the

Honiton's High Street shops are a short stroll and the town's railway station is a few moments away.

The coastal resorts of Sidmouth, Seaton and Lyme Regis are less than half an hour's drive.

These properties tend to be very popular, so call us now for your appointment to view!