



TOTAL FLOOR AREA: 1179 sq ft. (109.5 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
www.rogerhemming.co.uk



11 SAWMILLS WAY HONITON EX14 2DU

You'll be surprised by the size of the living space this stylish and modern three bedroom town-house 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

TYPE
Modern Town House

BEDROOMS
3

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 the 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 utility 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 SAYS...

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 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!