



# Roger Hemming

ESTATE AGENTS

## CLOSEST SCHOOLS

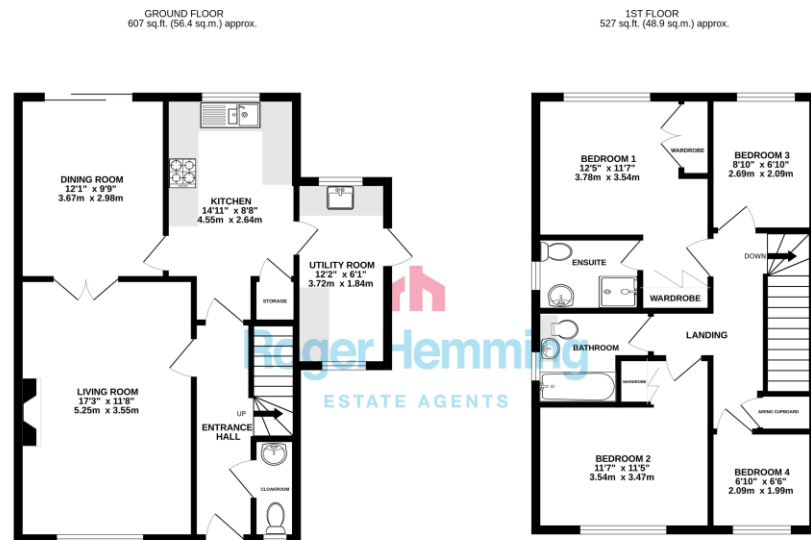
### PRIMARY

Honiton Primary School  
[www.honiton-pri.devon.sch.uk](http://www.honiton-pri.devon.sch.uk)

Littletown Primary School  
[www.littletown.devon.sch.uk](http://www.littletown.devon.sch.uk)

## SECONDARY

Honiton Community College  
[www.honitoncollege-devon.sch.uk](http://www.honitoncollege-devon.sch.uk)



TOTAL FLOOR AREA: 1133 sq.ft. (105.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 is made as to their condition or operation.

## 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](mailto:roger@rogerhemming.co.uk)

To see more details on this and all our homes go to  
[www.rogerhemming.co.uk](http://www.rogerhemming.co.uk)



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## 8 CAMPION WAY HONITON EX14 2YR

This is a handsome and well-proportioned detached family home in a prime location. It has 4 bedrooms, a separate dining room, a cloakroom and 2 smart bathrooms. There's an attractive modern kitchen with a handy utility room as well.

# £395,000

freehold

[www.rogerhemming.co.uk](http://www.rogerhemming.co.uk)



**TYPE**  
Detached House

**BEDROOMS**  
4

**RECEPTION ROOMS**  
2

**BATHROOMS**  
Cloakroom, En-Suite & Bathroom

**OUTSIDE**  
Front & Rear Gardens

**PARKING**  
Garage & Parking

**HEATING**  
Gas Central Heating,  
Double-Glazing

**ENERGY RATING**  
tbc



## ROGER HEMMING'S VIEW...

You're bound to be impressed by this lovely property, it's been meticulously maintained and it's clearly a much-loved modern home. It provides well-proportioned four bedroom living space and it occupies a quiet cul-de-sac position on Honiton's ever-popular Heathfield development. The uPVC double-glazed and gas centrally heated accommodation is immaculate and it's decorated in soft neutral tones. There's an entrance hall with a cloakroom and a comfortable living room with glazed double-doors leading through to a separate dining room. The fitted kitchen has modern cream coloured units with plenty of storage and working space, there's also a useful utility room to the side. The four bedrooms, two doubles and two singles, are up on the first floor. Both doubles have built-in wardrobes and the smart family bathroom and en-suite have recently been replaced.

*"This has been a wonderful home, we've been here for many years and we're quite sad to be moving on. We particularly love the gardens and it's been really handy for Tesco, which is just a few minutes' walk."*

## WHAT THE SELLER SAYS...

## OUTSIDE

To the side of the house is a single detached garage with a long driveway providing additional off-road parking. We really like the pristine lawned front and rear gardens, which are a particular feature of this fine home. The westerly facing rear garden enjoys a degree of privacy and it has a paved patio area, just perfect for sitting out and enjoying the fine weather.

Honiton's Tesco supermarket is close and the town's High Street shopping centre is a five minute drive.

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.