



Roger Hemming

ESTATE AGENTS

CLOSEST SCHOOLS

PRIMARY

Feniton CofE Primary School

www.feniton.devon.sch.uk

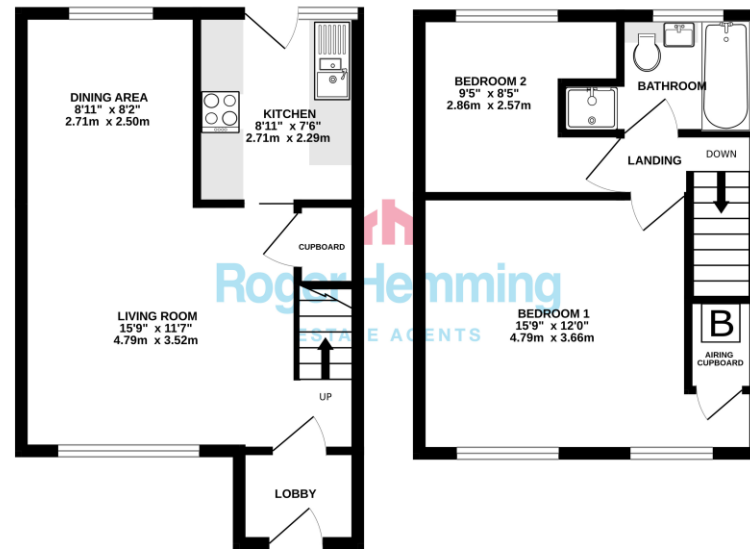
SECONDARY

Honiton Community College

www.honitoncollege-devon.sch.uk

GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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.
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LOCATION

Feniton new village lies about 0.75 miles west of the original village and it's separated by open countryside. This area, formerly known as Sidmouth Junction for many years, consisted of just a few houses, a pub and a chapel. From the mid 1960's onwards, the area was transformed into Feniton new village by various medium-scale housing developments. These were accompanied by the building of Feniton Primary School, two village shops, (one of which has since closed), and a playing field.



FIND OUT MORE

Viewing by prior appointment:
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15 YORK CLOSE FENITON EX14 3DJ

This is an interesting two bedroom mid-terraced house in a popular village location. The property has a large living room with a dining area, gas central heating and a garage with parking. It would be a great first home for a young couple or a shrewd but-to-let investment.

£235,000
freehold

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TYPE
Mid-Terrace House

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Bathroom with Shower Cubicle

OUTSIDE
Front & Rear Gardens

PARKING
Single Garage & Parking

HEATING & SERVICES
Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING
C / 74



ROGER HEMMING'S VIEW...

Situated in a quiet traffic-free spot, this is a well-proportioned mid-terrace house and it offers comfortable gas centrally heated and uPVC double-glazed accommodation with considerable appeal. The living space has been carefully upgraded by the present owners and there's an entrance lobby leading through to the principal rooms. It has a good-sized living room with a handy dining area and a fitted kitchen on the ground floor, and two bedrooms on the first floor. The bathroom has been improved to include a contemporary white suite, with a large bathtub and a step-in shower cubicle.

This property has such a lot going for it, it would be a great first-time buy and we believe it would also prove to be a worthwhile buy-to-let investment. We would suggest a monthly rental income of £775 to £800 to be achievable.

"We're particularly impressed with this property's EPC rating of C/74. It has its own solar panels, so the ongoing energy costs are very reasonable."

WHAT THE AGENT SAYS...

OUTSIDE

15 York Close has easily maintained front and rear gardens, the rear is enclosed and the useful greenhouse is included in the sale. Immediately behind the house is a single garage in a block with an automatic roller door, an electricity supply and off-road parking.

Feniton is really popular with buyers as its primary school is rated as "GOOD" with Ofsted. There are excellent lines of communication as it's a few moments drive from the A30 trunk road. It links the area to Honiton and to Junction 29 of the M5 Motorway at Exeter. Feniton railway station's also really handy for commuters as it has regular services linking the village to Exeter and to London Waterloo. The seaside resorts of Seaton, Sidmouth and Lyme Regis are all within half an hour's drive.