

CLOSEST SCHOOLS

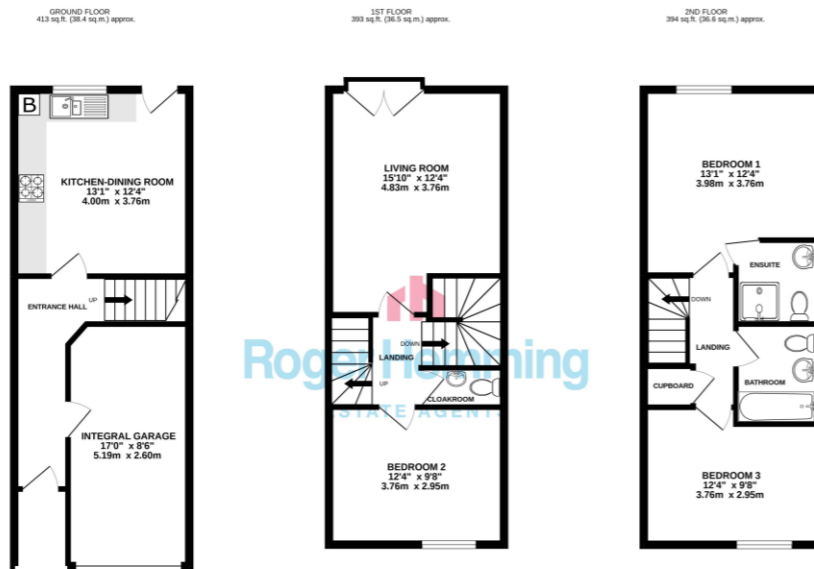
PRIMARY

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

Littleton Primary School
www.littleton.devon.sch.uk

SECONDARY

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



TOTAL FLOOR AREA: 1200 sq.ft. (111.4 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 for 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. Made with Metagen 12/12

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



**14 WOODMANS CRESCENT
HONITON EX14 2DY**

This is a well-proportioned modern town-house in a convenient spot, close to Honiton's town centre. It has three double bedrooms, two bathrooms and a handy cloakroom. There's no chain either so you could be in by the end of the summer!

£290,000
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
C / 71



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. The seller has also been realistic when deciding on the asking price and there's no chain.

The gas centrally heated and uPVC double-glazed living space is arranged over three floors. There's a traditional entrance hall on the ground floor which leads to a large family-sized kitchen with space for a table & chairs. An external door then leads out into the compact and easily-maintained rear garden. The first floor landing has a handy cloakroom and the living room has French doors with a Juliet balcony. Bedroom 2 is also on the first floor, whilst the other two are on the second floor. The master bedroom has a useful en-suite, there's also an attractive family bathroom.

"This is an interesting property, it's currently rented so it'd be a brilliant buy-to-let investment, in fact the tenant would really like to stay on! If you'd like details of the rental income, just call us."

"it's also worth noting that the integral garage could easily be converted to additional living space."

WHAT THE AGENT SAYS...

OUTSIDE

14 Woodmans Crescent has an integral single garage with driveway parking in front. The enclosed rear garden requires little maintenance and it's something of a blank canvas at present.

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!