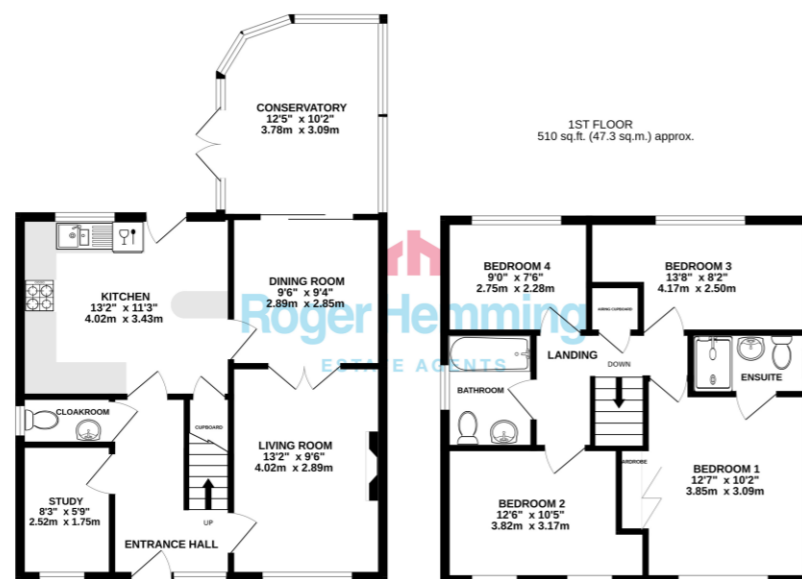


GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 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 as to their operability or efficiency can be given.  
Made with Homestyler (2024)

## 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

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



## 33 HERON ROAD HONITON EX14 2GJ

This is a smart and well-presented 4 bedroom detached family home in a popular spot. It has a cloakroom, a study & separate dining room, an en-suite and a family bathroom. There are lovely gardens with a large conservatory and panoramic views.

**£485,000**

freehold

**TYPE**  
Detached House

**BEDROOMS**  
4

**RECEPTION ROOMS**  
3

**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...

This well-proportioned detached house occupies a commanding spot in one of Honiton's most popular residential areas and it has wonderful views over the town's southern slopes from the rear. The gas centrally heated and uPVC double-glazed living space has a traditional entrance hall with a cloakroom and a useful study, there's also a comfortable living room with a feature fireplace and glazed double-doors lead through to a separate dining room. The kitchen has a comprehensive range of medium-oak finish cupboard & drawer storage units with plenty of working space and a matching breakfast bar. Upstairs, the master bedroom has fitted wardrobes and a handy en-suite. There are three further bedrooms, two doubles and a single, and a family bathroom. This is a very impressive family home in a great location, so call us now to see it for yourself!

*"We particularly loved the rear garden at this lovely family home. The sunny patio is great for sitting out and enjoying the spectacular views during fine weather. So much thought has clearly gone into the gardens here, yet they don't need a huge amount of maintenance."*

**WHAT THE AGENT SAYS...**

## OUTSIDE

33 Heron Road has a large double-glazed conservatory, just perfect for year-round entertaining and this leads out onto a full-width patio area. A couple of steps then lead down to a lawned rear garden with various shrubs and an attractive and well-stocked wildlife pond. To the side of the house is a single garage with driveway parking.

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.