



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



FIND OUT MORE

Viewing by prior appointment:
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33 HERON ROAD HONITON EX14 2GJ

This is a spacious and well-designed four bedroom detached family home in a premium position. It has a cloakroom, a study, a separate dining room & two bathrooms. There's a good sized garden with a large conservatory and far-reaching panoramic views.

£460,000
 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 prime 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 such a convenient location, call us now to see it for yourself!

"We particularly loved the rear garden at this interesting family home. The conservatory and the sunny patio are great for entertaining and they're just perfect for outdoor dining during fine weather. The views are quite special as well!"

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 by 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.