

CLOSEST SCHOOLS

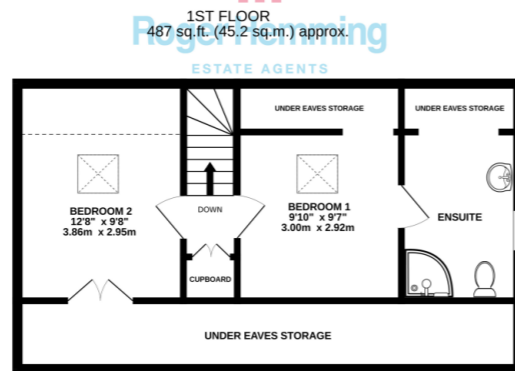
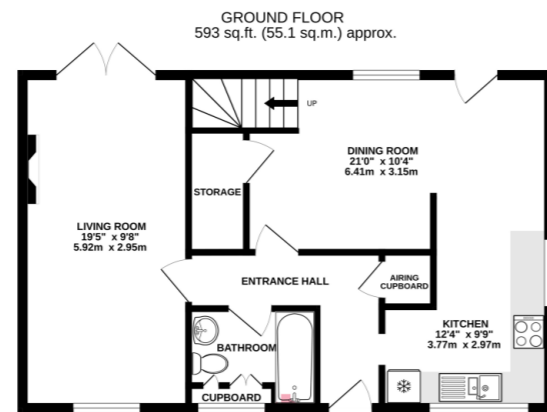
PRIMARY

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: 1080 sq.ft. (100.3 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 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

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



**5 TENCERY ORCHARD
DUNKESWELL EX14 4QA**

This detached chalet-bungalow occupies a pleasant spot in the old part of the popular East Devon village of Dunkeswell. It's just been professionally modernised and it offers flexible modern living space with 2/3 bedrooms and 2 bathrooms.

£325,000
freehold

TYPE
Detached Chalet-Bungalow

BEDROOMS
2/3

RECEPTION ROOMS
1/2

BATHROOMS
1 Bathroom & En-Suite

OUTSIDE
Front & Rear Gardens

PARKING
Off-Road Parking

HEATING
Efficient Electric Heating,
uPVC Double-Glazing

ENERGY RATING
tbc



ROGER HEMMING'S VIEW...

Perhaps one of the best things about our job is when we get to see a property that's rather tired and we're then able to go back once it's been completely transformed and this chalet bungalow's certainly a great example of this! It's been professionally modernised and improved throughout, there's no doubt it now offers flexible and stylish living space. There's a sparkling new kitchen with several built-in appliances and this leads into a bright and well-proportioned open-plan dining room, which overlooks the rear garden. The property has a comfortable dual-aspect living room which could easily be used as a third bedroom, as there's a ground floor bathroom with a white suite and a shower over the bath. Upstairs are two double bedrooms and a new en-suite shower room and loo. The insulation has been improved and as there's no mains gas supply in the village, new and efficient high-heat retention electric heaters have been fitted. 5 Tencery Orchard has been carefully redecorated throughout and there are new quality floorcoverings too.

"This chalet-bungalow's got so much going for it, we love it and we're sure you will too!"

"It's been modernised and upgraded with such care, there's really nothing further that needs doing, it's like a new pin inside..."

WHAT THE AGENT SAYS...

OUTSIDE

The property has neat lawned front and rear gardens with a good-sized patio that isn't overlooked. There's a useful shed included in the sale and an off-road parking area to the side.

Dunkeswell's Highfield residential development is a few minutes away, it has a useful convenience store and post office. All the major supermarkets deliver to the village too. Nearby Honiton has a fast road link to Exeter and Junction 29 of the M5 Motorway. The town has a railway station with regular services to London Waterloo and Exeter. The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.

If you're looking for a low-maintenance modern home in our part of rural Devon, you do need to see this one, it's priced to sell and there's no chain, so call us now!