

CLOSEST SCHOOLS

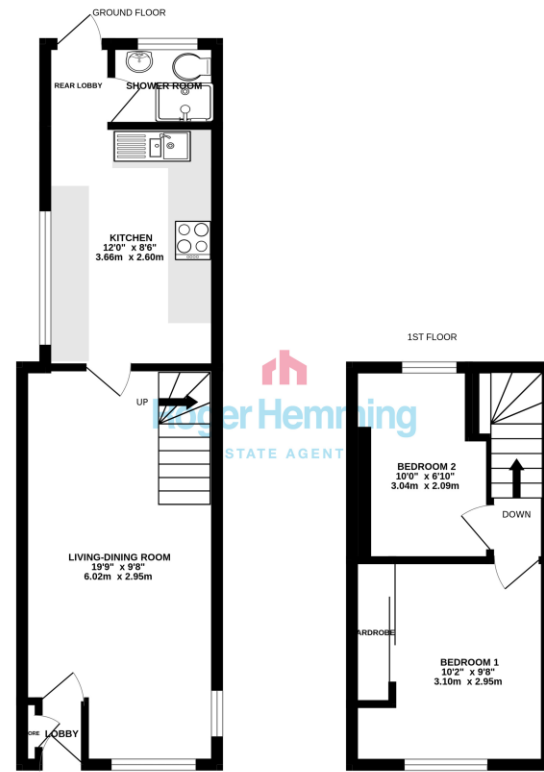
PRIMARY

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

Littletown Primary School
www.littletown.devon.sch.uk

SECONDARY

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



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.
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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



HOBBIT HOUSE, 37 NEW STREET HONITON EX14 1BX

Offering surprisingly well-proportioned two bedroom living space, this is an extended town-centre cottage with no onward chain. It's in a convenient spot close to the station and Honiton's shops, so if you don't drive, this could be the one for you!

£190,000

freehold

TYPE
End-Terrace Cottage

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Ground Floor Bathroom

OUTSIDE
Rear Courtyard Garden

PARKING
Nearby Council Parking

HEATING
Gas Central Heating
uPVC Double-Glazing

ENERGY RATING
60 / D



ROGER HEMMING'S VIEW...

Priced to sell and without the complication of a chain, this is an interesting town centre cottage with two first-floor bedrooms. The gas centrally heated and uPVC double-glazed property has been extended at some time to increase the ground floor living space and it now offers well-proportioned character accommodation. There's a ground floor entrance lobby and this leads into a comfortable living room with exposed ceiling timbers. The cottage has a good-sized fitted kitchen and the oven, hob, hood and washing machine are included in the sale. At the rear is a modern ground floor shower room and loo.

It's often said that the best things come in the smallest packages, so when can we show you around this little gem?

"Please appreciate that the property isn't able to offer parking of its own, however, an annual parking permit for the adjacent car park is available from East Devon District Council."

WHAT THE AGENT SAYS...

OUTSIDE

Hobbit House has some useful outside space with a west-facing walled courtyard rear garden, just perfect for sitting out and firing up the barbecue during fine weather.

The cottage is just a moment's walk from Honiton's town centre shops and businesses. The town's High Street shops offer an excellent range of day to day facilities and the railway station is two minutes away with regular services to Exeter and London Waterloo. 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.

If you're looking for a character town-centre home at a sensible price, this could be just the one for you! Call us now on 01404 45343 to see it for yourself...