

## CLOSEST SCHOOLS

### PRIMARY

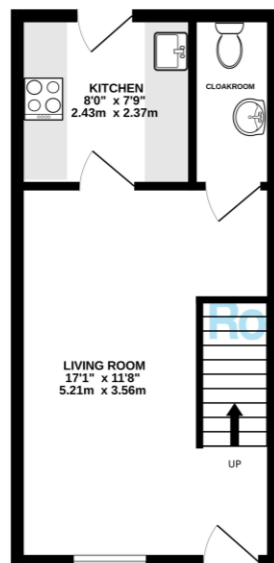
Honiton Primary School  
[www.honiton-pri.devon.sch.uk](http://www.honiton-pri.devon.sch.uk)

Littletown Primary School  
[www.littletown.devon.sch.uk](http://www.littletown.devon.sch.uk)

### SECONDARY

Honiton Community College  
[www.honitoncollege-devon.sch.uk](http://www.honitoncollege-devon.sch.uk)

GROUND FLOOR  
 287 sq ft. (26.7 sq.m.) approx.



1ST FLOOR  
 290 sq ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq ft. (53.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, elevations, views and any other details are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appearance 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: Roger Hemming Estate Agents  
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 Honiton EX14 1HA  
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 E: [roger@rogerhemming.co.uk](mailto: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)



## 3 WHITESTAR HONITON EX14 1DN

We really like this compact modern town-centre cottage, it provides comfortable and easily-maintained two bedroom living space. It's been priced to sell and it would be a great buy-to-let investment or first-time purchase.

**£180,000**

freehold

**TYPE**  
End-Terrace Modern Cottage

**BEDROOMS**  
2

**RECEPTION ROOMS**  
1

**BATHROOMS**  
Cloakroom & Bathroom

**OUTSIDE**  
Limited Garden Space

**PARKING**  
Allocated Parking

**HEATING**  
Electric Heating,  
Double-Glazing

**ENERGY RATING**  
D / 64



## ROGER HEMMING'S VIEW...

This is an interesting modern property with two bedrooms and it occupies a convenient central spot close to all that the East Devon market town of Honiton has to offer. The compact and easily maintained living space is electrically heated and double-glazed and it's presented in excellent general order. The accommodation has a comfortable living room, a handy cloakroom and a fitted galley kitchen with an oven, hob and hood. Upstairs are the two bedrooms, a double and a single, the single is currently used as a home office. The bathroom has a white suite with a shower over the bath. This one would be an ideal first purchase for a young couple, it could also be a shrewd buy-to-let investment and we'd suggest a monthly rental income of £750.00 to be achievable.

Priced to sell and with no onward chain, this property's a little gem, so when can we show you around?

*"There's no chain with 3 Whitestar and it's certainly been priced to sell. The seller is able to offer a speedy completion, you could easily be in by Christmas!"*

## WHAT THE AGENT SAYS...

## OUTSIDE

3 Whitestar has an allocated parking space immediately to the front of the cottage. There's a small seating area to the rear and this extends around the side of the house.

Because of its convenient location, this low-maintenance modern home may well suit someone who doesn't drive and wants to be in the centre of town as a result. Honiton's shops and businesses are all just a moment away.

The East Devon market town of 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.