

CLOSEST SCHOOLS

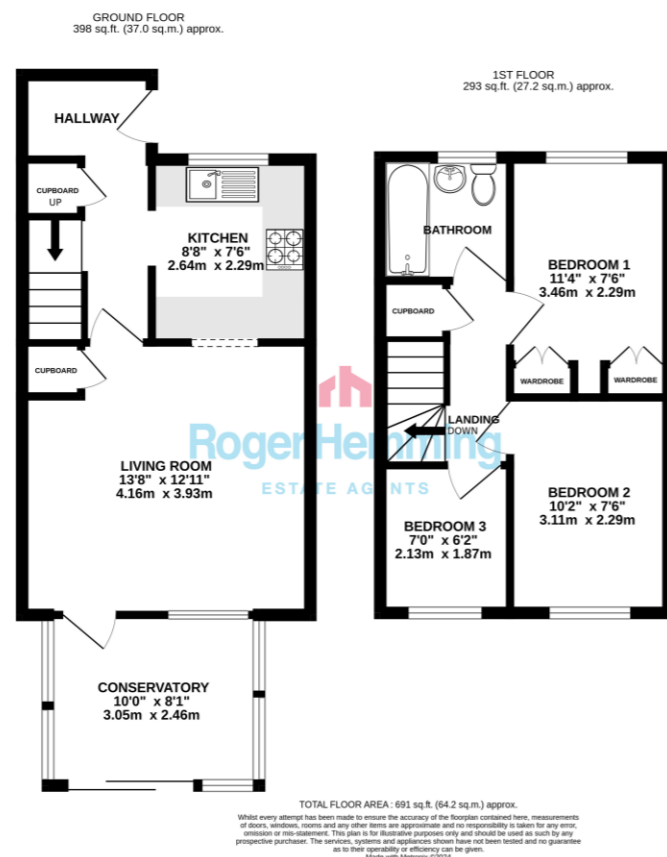
PRIMARY

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



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



40 ROSEWELL CLOSE HONITON EX14 1QU

Representing great value and without a chain, this three bedroom end-terrace house has clearly been a much-loved family home and this is the first time it's been available for sale for many, many years. There's plenty of scope to add value and improve.

£205,000

freehold

TYPE
End-Terrace House

BEDROOMS
3

RECEPTION ROOMS
1

BATHROOMS
Bathroom

OUTSIDE
Front & Rear Gardens

PARKING
Garage & Parking

HEATING
Gas Central Heating,
Secondary Double-Glazing

ENERGY RATING
tbc



ROGER HEMMING'S VIEW...

This end-terrace house could be a real gem, yes, we appreciate the living space could do with some general modernisation and redecoration, but if you're searching for your first home and you're not afraid of doing some work, this property could be exactly what you're after! It occupies a popular spot within walking distance of Honiton's High Street and the house is available for viewing right now. The accommodation has a modern gas-fired combi-boiler central heating system and there's a traditional entrance hall, a kitchen, a well-proportioned living room and a handy conservatory, which overlooks the rear garden. Upstairs are the three bedrooms, two doubles & a single, and a bathroom with a modern white suite with a shower over the bath. This home has loads of potential, it now needs a little love and we're looking for the right person to take it on. Might that be you?

"This a brilliant opportunity to buy a home where you're able to invest time and effort in improving the living space."

"Much of the costly work has already been done as it has a modern bathroom and combi-boiler. Where else locally can you find three bedrooms for £205,000?"

WHAT THE AGENT SAYS...

OUTSIDE

40 Rosewell Close has a compact enclosed rear garden with front pedestrian access and a useful greenhouse is included in the sale. There's a single garage in a nearby block with a parking space in front. To the front of the house is unrestricted on-road parking.

Honiton's High Street shops are a short stroll and the town's railway station is a fifteen minute walk. The coastal resorts of Sidmouth, Seaton and Lyme Regis are less than half an hour's drive.

AGENT'S NOTE: As this property is on the northern edge of Honiton, it's possible to hear the traffic on the A30 during busy periods. Whilst we've made an allowance for this when setting the asking price, you might wish to consider this before travelling