

## CLOSEST SCHOOLS

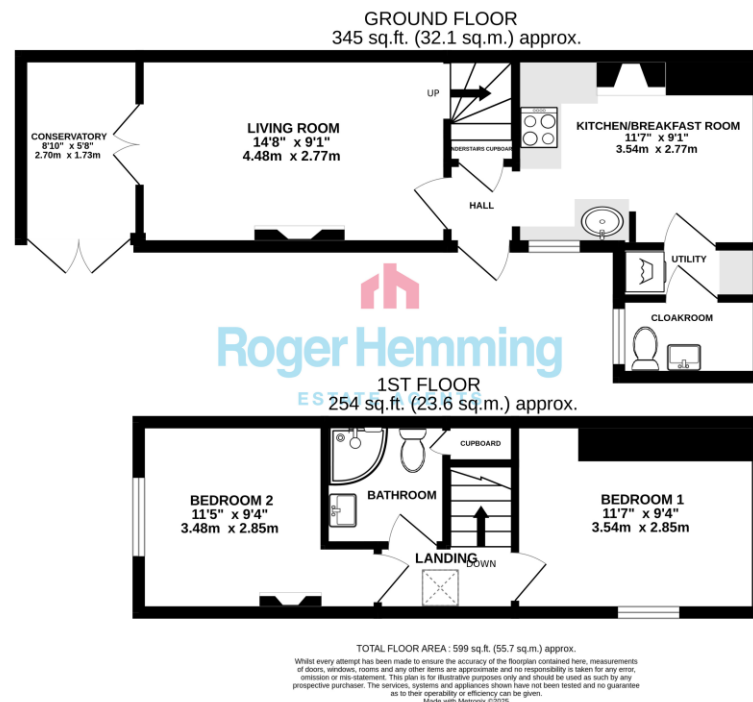
### PRIMARY

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

Littleton 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)



## 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:  
 Roger Hemming Estate Agents  
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To see more details on this and all our homes go to  
[www.rogerhemming.co.uk](http://www.rogerhemming.co.uk)



## OCTOBER COTTAGE, 33 HIGH STREET HONITON EX14 1QH

This is a surprisingly spacious town-centre cottage and there's no onward chain, which is always useful. The property has two double bedrooms, a cosy living room, a smart fitted kitchen, a cloakroom and a first-floor shower room. It really is very special!

**£210,000**  
 freehold



## TYPE

Attached Town Cottage

## BEDROOMS

2

## RECEPTION ROOMS

1

## BATHROOMS

Cloakroom & Shower Room

## OUTSIDE

Conservatory & Compact Garden

## PARKING

On-Street Parking Nearby

## HEATING

Gas Central Heating,  
uPVC Double-Glazing

## ENERGY RATING

tbc



## ROGER HEMMING'S VIEW...

This is a beautifully presented stone-built cottage and it occupies a quiet tucked-away spot behind Honiton's High Street.

October Cottage has clearly been carefully maintained and it's just been redecorated from top to bottom. The gas centrally heated and double-glazed living space is so much larger than you might at first might imagine and many of the original period features have been retained. There's a cosy living room with handsome exposed brickwork and a woodburning stove, this leads through to a handy double-glazed conservatory. The property has a modern kitchen-breakfast room with an integral oven, hob and hood and, if you check out our photos, you'll see that the original cast-iron range is still in place. There's also a useful utility area and a downstairs cloakroom. The two double bedrooms are upstairs, along with a smart modern shower room.

*"There's no doubt that this cottage is in a great spot and it's really handy for the High Street. The quiet location is so secret, you'd never know it was there!"*

## WHAT THE AGENT SAYS...

## OUTSIDE

October Cottage has an easily maintained garden, it's laid with astroturf and is ideal for sitting out during fine weather. Please note that there's no on-site parking with this property, although annual permits for the town's car-parks are available from East Devon District Council.

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.

This is a very special property, it's just perfect. Because of its great location and quaint accommodation, we feel it's going to attract serious attention. If you're interested, you'll need to be quick, so call us now to view...