

## CLOSEST SCHOOLS

### PRIMARY

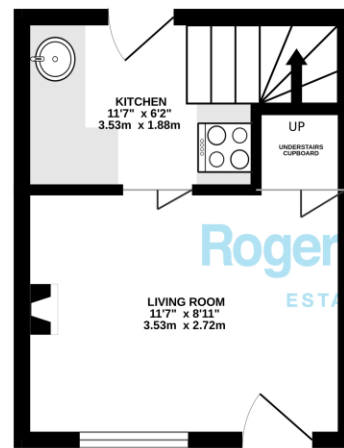
Honiton Primary School  
[www.honiton-pri.devon.sch.uk](http://www.honiton-pri.devon.sch.uk)

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

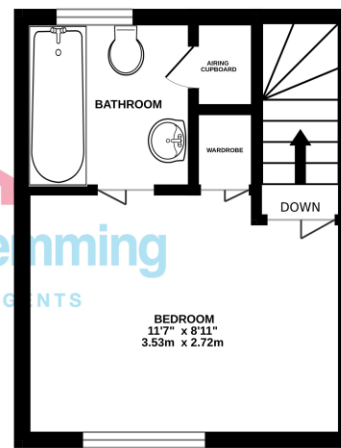
### SECONDARY

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

GROUND FLOOR  
 173 sq.ft. (16.1 sq.m.) approx.



1ST FLOOR  
 175 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA: 347 sq.ft. (32.3 sq.m.) approx.  
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.  
 Made with Metropix C3024

## 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)



## FINCH COTTAGE HONITON EX14 1NZ

It's often said that the best things come in the smallest packages and it's certainly the case with this compact town-centre cottage. It's in a quiet tucked-away spot behind Honiton's High Street and it provides cosy living space, just perfect for a single person.

**£150,000**  
 freehold



**TYPE**  
Mid-Terraced Town Cottage

**BEDROOMS**  
1

**RECEPTION ROOMS**  
1

**BATHROOMS**  
Bathroom with Shower

**OUTSIDE**  
Rear Cortyard Garden

**PARKING**  
On-Street High Street Parking

**HEATING**  
Electric Heating, Double-Glazing

**ENERGY RATING**  
F / 26



## ROGER HEMMING'S VIEW...

Occupying a quiet tucked-away spot off of Honiton's bustling High Street, we absolutely love this charming terraced cottage and we're sure you will too! It's well-presented and the easily maintained living space would be perfect for a single person looking for a compact home that's just that little bit different.

Priced to sell and with no onward chain, the cottage has attractive wood laminate floors and electric heating. It has a cosy living room with a feature fireplace and a bespoke fitted kitchen with oak cupboards and black marble worktops. The double bedroom is upstairs and it has a large built-in wardrobe. There's also a first-floor bathroom with a classic white suite and a shower over the bath. This is an interesting property, it has such a lot going for it and where else in East Devon can you find a cottage at this price?

*"Finch Cottage has a modern kitchen and bathroom and the heating's recently been upgraded."*

*"This is a brilliant little property, it's just so cosy and quiet, yet it's right in the beating heart of Honiton!"*

## WHAT THE AGENT SAYS...

## OUTSIDE

Finch Cottage has an enclosed rear courtyard garden which provides somewhere to sit out during fine weather. It doesn't require any maintenance and could easily be enhanced with the addition of potted plants and shrubs.

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.

Because of its great location and the realistic price, this property is likely to appeal to a considerable range of potential occupants. It would be a shrewd buy-to-let investment and we'd suggest a monthly rent of £690 to be achievable. There's no chain either, so if you want to take a look for yourself, call us now!