

## CLOSEST SCHOOLS

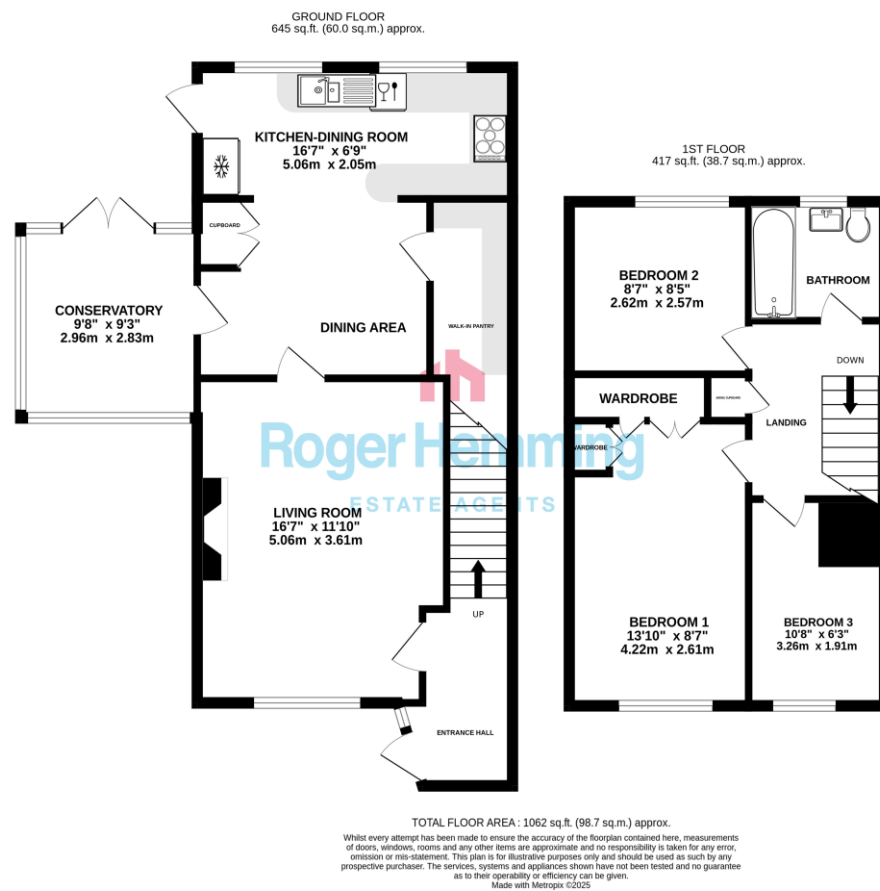
### PRIMARY

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  
 Conway House, New Street  
 Honiton EX14 1HA  
 T: 01404 45343  
 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)



## 14 ELM TERRACE HONITON EX14 1QQ

This a very special modern house indeed, it's been extended to provide spectacular family living space and it's beautifully presented from top to bottom! It has 3 bedrooms, a large kitchen dining room and a smart living room with a woodburner.

**£320,000**  
 freehold





# Roger Hemming

ESTATE AGENTS

## TYPE

End-Terrace House

## BEDROOMS

3

## RECEPTION ROOMS

2

## BATHROOMS

Bathroom with Shower

## OUTSIDE

Front & Rear Gardens

## PARKING

Private Off-Road Parking

## HEATING

Gas Central Heating,  
Woodburner & Double-Glazing

## ENERGY RATING

70/C



## ROGER HEMMING'S VIEW...

This well-proportioned and gas centrally heated family home has uPVC double-glazing and there are quality floor-coverings throughout. The bright and stylish accommodation has a traditional entrance hall leading to the principal rooms. There's a comfortable living room with a woodburning stove and this leads through to a good-sized modern kitchen-dining room with several integrated appliances and a handy area for a dining table and chairs. There's plenty of storage space, and a useful feature is the large walk-in pantry which has fitted cupboards, worktops and additional shelving. There are three first-floor bedrooms, two doubles and a large single. Bedroom 1 has built in wardrobes and the third bedroom is currently used as a home office. The property has a lovely bathroom with a white suite and a monsoon shower over the bath.

*"We really haven't seen a home like this for some time, it really is that good. When we walked up to the front door, we had no idea just what was waiting for us!"*

## WHAT THE AGENT SAYS...

## OUTSIDE

14 Elm Terrace occupies a generous level plot, with a double-glazed conservatory opening out onto a large patio area. The garden enjoys a degree of privacy and it's just perfect for entertaining and outdoor dining during fine weather. To the rear is a private off-road parking area with the space for several cars. We're hugely impressed with this modern family home and we're sure you'll be as well. Call us now to see it for yourself!

Honiton's High Street shops are a short walk and the town's Tesco supermarket is a five minute drive. The town has a railway station and 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.