

## CLOSEST SCHOOLS

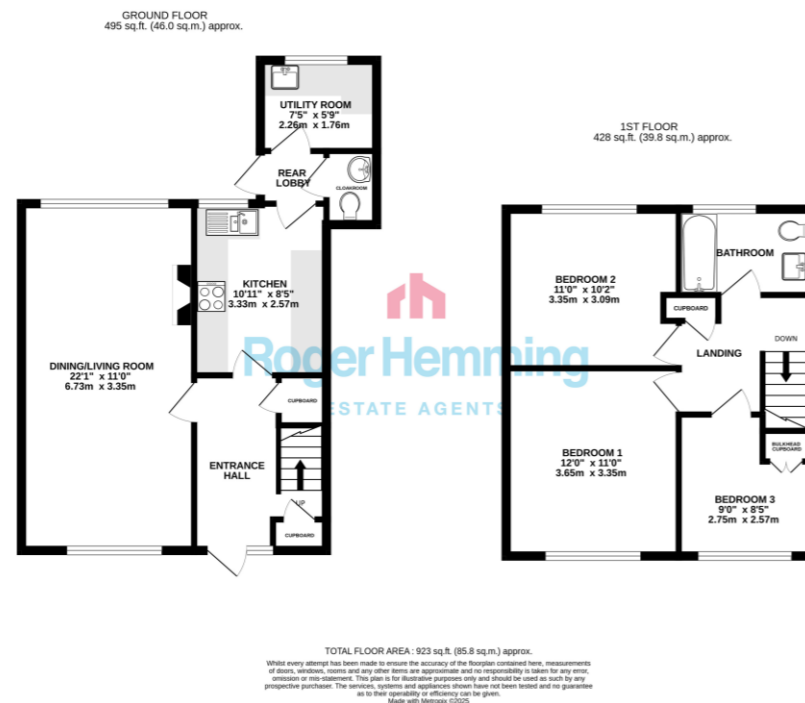
### PRIMARY

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

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



## 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)



## 6 EUREKA TERRACE HONITON EX14 1DZ

This hugely impressive semi has recently been beautifully modernised from top to bottom and it now provides stylish and well-proportioned living space. It occupies a convenient position just a few moment's walk from Honiton's town centre.

**£320,000**  
 freehold

## TYPE

Semi-Detached House

## BEDROOMS

3

## RECEPTION ROOMS

1

## BATHROOMS

Bathroom & Cloakroom

## OUTSIDE

Front & Rear Gardens

## PARKING

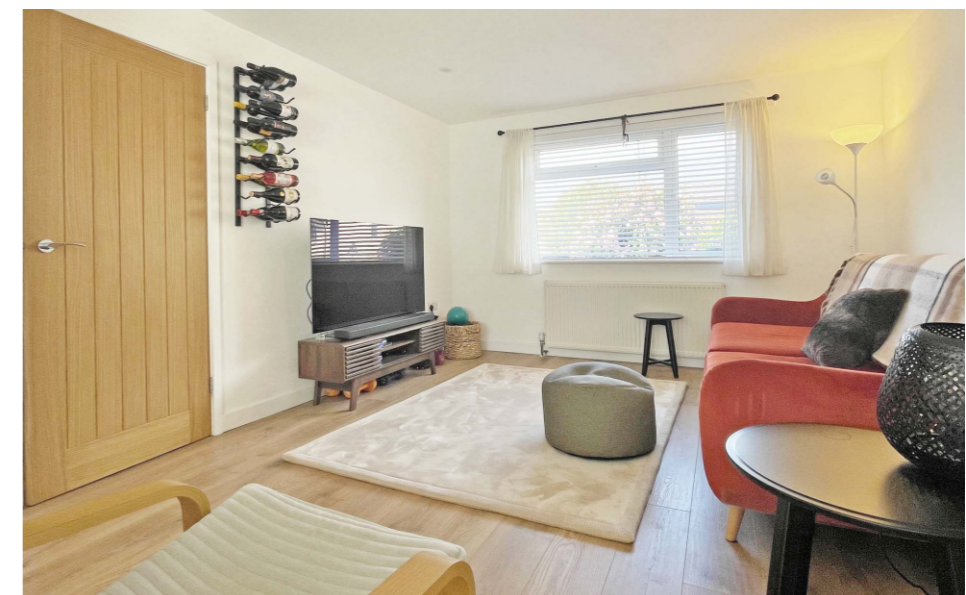
Off-Road Parking

## HEATING

Gas Central Heating,  
uPVC Double-Glazing

## ENERGY RATING

69 / C



## ROGER HEMMING'S VIEW...

This hugely impressive semi has recently been beautifully modernised from top to bottom and it now provides stylish and well-proportioned gas centrally-heated living space. It occupies a convenient position close to the town centre and we feel it would not only suit a young family, but older buyers as well. The property has a welcoming entrance hall which leads to the bright and spacious principal rooms. The comfortable dual-aspect living-dining room has mellow wood laminate flooring and an attractive feature fireplace. There's a smart new fitted kitchen with plenty of storage space at the rear and this leads through to a useful utility room and a cloakroom. The three bedrooms, two doubles and a good-sized single, are upstairs, bedroom 1 has fitted wardrobes. There's a sparkling new first-floor bathroom with a white suite and a shower over the bath.

*"Wow! The present owners have done a wonderful job modernising their home. There really is nothing they've overlooked, we're sure you'll agree with us when you view!"*

## WHAT THE AGENT SAYS...

## OUTSIDE

6 Eureka Terrace has neat and easily maintained front and rear gardens with off-road parking for a couple of cars beside the house.

Honiton's High Street shops and businesses are a five minute stroll and the town's Tesco supermarket is a short drive. The railway station is just around the corner, it has regular services between Exeter and London Waterloo. The A30 provides a fast road link to Exeter and Junction 29 of the M5 Motorway.

The seaside resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.