

## CLOSEST SCHOOLS

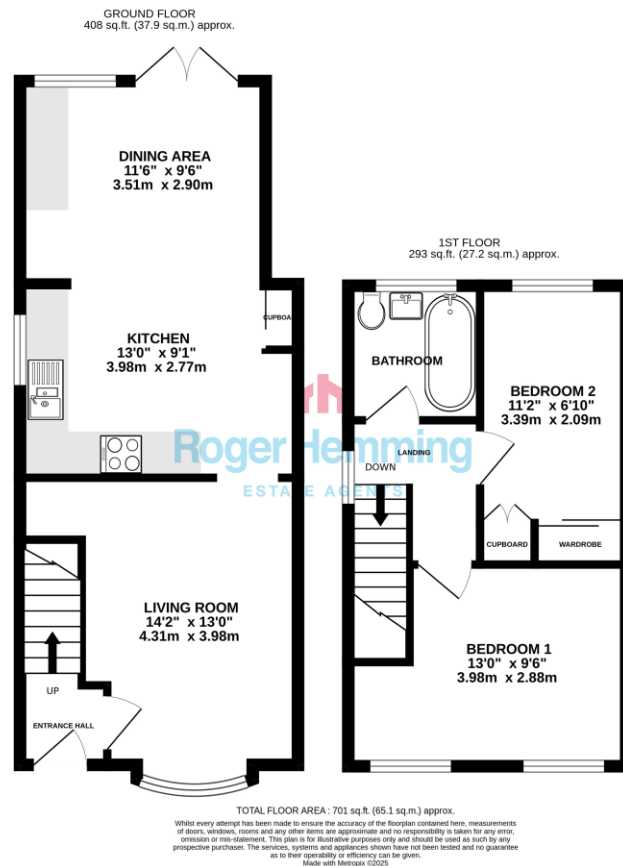
### PRIMARY

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.



## FIND OUT MORE

Viewing by prior appointment:  
 Roger Hemming Estate Agents  
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 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)



## 68 ROMAN WAY HONITON EX14 1PT

This is an impressive modern two bedroom house that's been carefully extended and it provides stylish and well-presented living space. It has a comfortable living room, a smart fitted kitchen-diner and an attractive bathroom with a white suite.

**£245,000**  
 freehold



**TYPE**  
Semi-Detached House

**BEDROOMS**  
2

**RECEPTION ROOMS**  
1

**BATHROOMS**  
Bathroom with Shower

**OUTSIDE**  
Enclosed Rear Garden

**PARKING**  
Off-Road Parking

**HEATING**  
Gas Central Heating,  
uPVC Double-Glazing

**ENERGY RATING**  
tbc



## ROGER HEMMING'S VIEW...

If you're perhaps looking for your first home, one that offers stylish living space with two bedrooms, this extended semi could be just what you're after! It's beautifully presented throughout and is clearly a much-loved modern home. The gas centrally heated and uPVC double-glazed property has a traditional entrance hall leading to the principal rooms. There's a well-proportioned living room at the front with pale wood-laminate flooring, to the rear is a wonderful fitted kitchen and dining area. The large kitchen has quality high-gloss white units with plenty of storage and working space, there's a ceramic sink & drainer, and the oven, hob & hood are included in the sale. Both bedrooms are upstairs and bedroom two has built-in wardrobes. The attractive bathroom has a contemporary white suite with a shower over the bath.

*"There's no doubt that the kitchen is the USP of this property. It's lovely and it's certainly the hub of this much-loved home. The present owners have clearly looked after the property, it really is very impressive!"*

**WHAT THE AGENT SAYS...**

## OUTSIDE

68 Roman Way has a low-maintenance enclosed rear garden with an astroturf lawn, a full-width patio area and a useful shed and store. There's off-road parking immediately to the front of the house and also down the side.

Honiton's High Street shops are within walking distance and the town's Tesco supermarket is a short 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.

Interested? Call us now to see what's on offer for yourself.