

## CLOSEST SCHOOLS

### PRIMARY

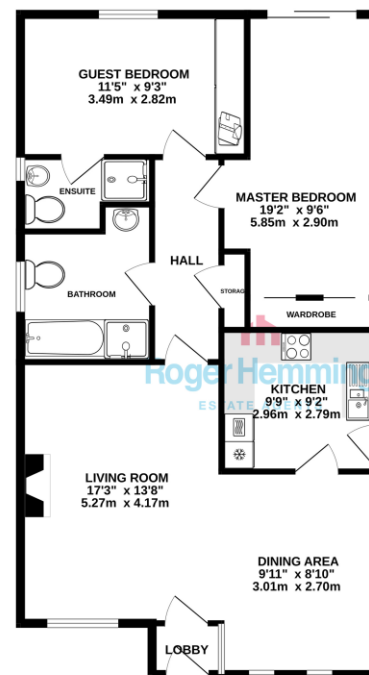
Honiton Primary School  
[www.honiton-pri.devon.sch.uk](http://www.honiton-pri.devon.sch.uk)

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)

GROUND FLOOR  
 963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan shown 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 the buyer's reference only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Hologram 12/2015

## 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)



## 27 HEATHER CLOSE HONITON EX14 2YP

This is a well-proportioned detached bungalow in a popular spot. There's no onward chain and it's clearly been carefully maintained by the present owner. There are two bathrooms, fitted wardrobes and a smart kitchen with integrated appliances.

**£340,000**  
 freehold



## TYPE

Detached Bungalow

## BEDROOMS

2

## RECEPTION ROOMS

2

## BATHROOMS

En-Suite & Bathroom

## OUTSIDE

Front & Rear Gardens

## PARKING

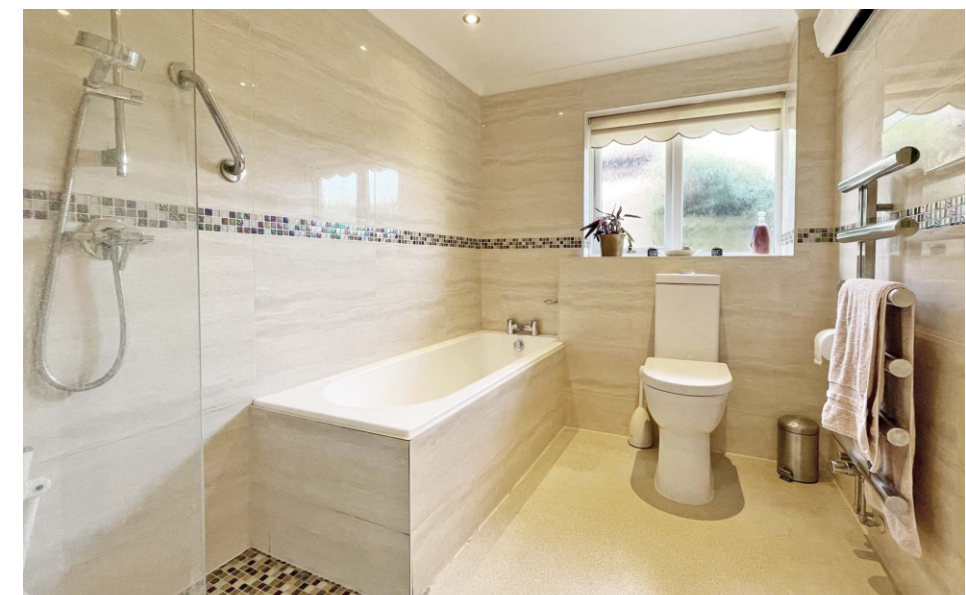
Garage & Parking

## HEATING

Gas Central Heating,  
Double-Glazing

## ENERGY RATING

D / 63



## ROGER HEMMING'S VIEW...

This handsome detached bungalow occupies a quiet and pleasant spot on Honiton's ever-popular Heathfield residential development. There's no chain with this one, which is always useful, so you could easily be in within a couple of months. Whilst it originally had three bedrooms, a former owner had the living space professionally altered and it now has two large double bedrooms, both with fitted wardrobes. The gas centrally heated and uPVC double-glazed accommodation has a welcoming entrance hall and a good-sized living room with a handy dining area. There's a smart fitted kitchen with several integrated appliances included in the sale and there's plenty of storage and working space. The bungalow has an attractive modern bathroom with a bath and shower area and there's also an en-suite shower room.

"We're told that there's a family of hedgehogs living in the rear garden, in fact they have their own little house!"

"It's hoped that the new owners of 27 Heather Close will allow them to continue their rent-free residency."

## WHAT THE AGENT SAYS...

## OUTSIDE

Outside, the property has easily managed front and rear gardens. The rear garden has a gravel bed with mature shrub borders and a patio area for sitting out during fine weather. Beside the bungalow is a detached garage and there's also driveway parking to the front. The open-plan front garden is lawned with attractive shrub borders.

Honiton's Tesco supermarket is close and the town's High Street shopping centre is a five minute drive.

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.