

CLOSEST SCHOOLS

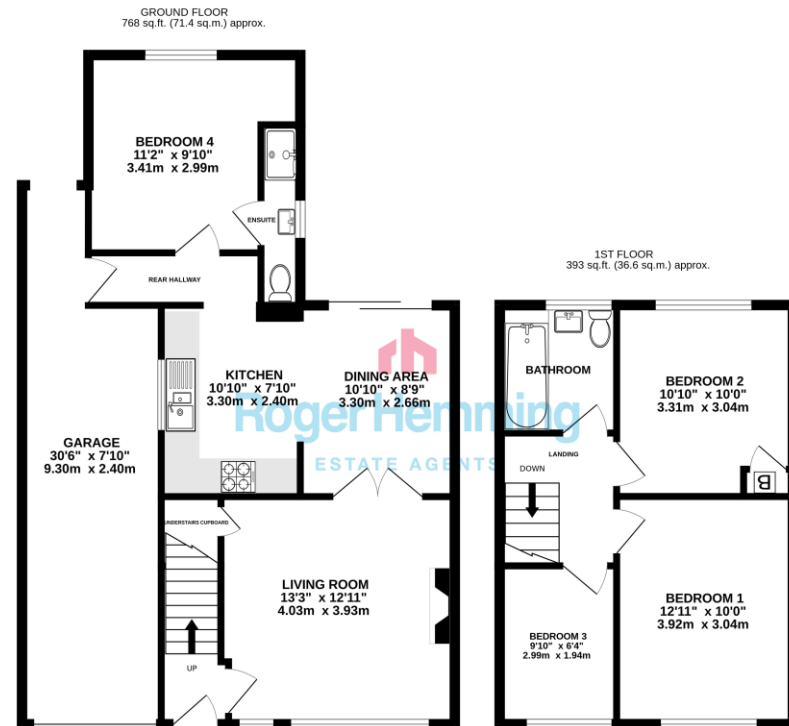
PRIMARY

Honiton Primary School
www.honiton-pri.devon.sch.uk

Littleton Primary School
www.littleton.devon.sch.uk

SECONDARY

Honiton Community College
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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To see more details on this and
 all our homes go to
www.rogerhemming.co.uk



45 MILLHEAD ROAD HONITON EX14 1RA

This is an interesting extended semi in a popular location and if you're looking for somewhere to improve and add value, this could be the one! It offers flexible family living space and much of the hard work has already been carried out. It just needs a little tidying!

£295,000
 freehold

TYPE
Semi-Detached House

BEDROOMS
3/4

RECEPTION ROOMS
1/2

BATHROOMS
Bathroom & Downstairs En-Suite

OUTSIDE
Front & Rear Gardens

PARKING
Private Off-Road Parking

HEATING
Gas Central Heating,
Double-Glazing

ENERGY RATING
tbc



INTERNAL PHOTO TO FOLLOW SHORTLY

INTERNAL PHOTO TO FOLLOW SHORTLY



ROGER HEMMING'S VIEW...

This well-proportioned property is best described as something of an unfinished project as the owner's moving abroad and whilst it's perfectly liveable just as it is, the gas centrally heated and double-glazed accommodation could do with some modest tidying up. The flexible living space would be an ideal home for an extended family, as there are three bedrooms with a bathroom upstairs and a fourth bedroom with an en-suite shower room and loo in a ground-floor extension. This could be perfect for an elderly relative or an independent teenager, it would also make a very handy home office. The property has a traditional entrance hall, a good-sized living room with a contemporary feature fireplace and glazed double-doors then lead through to a large kitchen and dining area at the rear.

"Even though you may well wish to carry out some work to this property, you could move in just as it is. We don't think there's anything really urgent that needs doing..."

WHAT THE AGENT SAYS...

OUTSIDE

45 Millhead Road has a low-maintenance rear garden with a raised seating and barbecue area. The front garden has off-road parking for a couple of cars and there's a large attached garage to the side.

Honiton's High Street shops are a ten minute walk and the town's Tesco supermarket is a short drive. Honiton 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.