

CLOSEST SCHOOLS

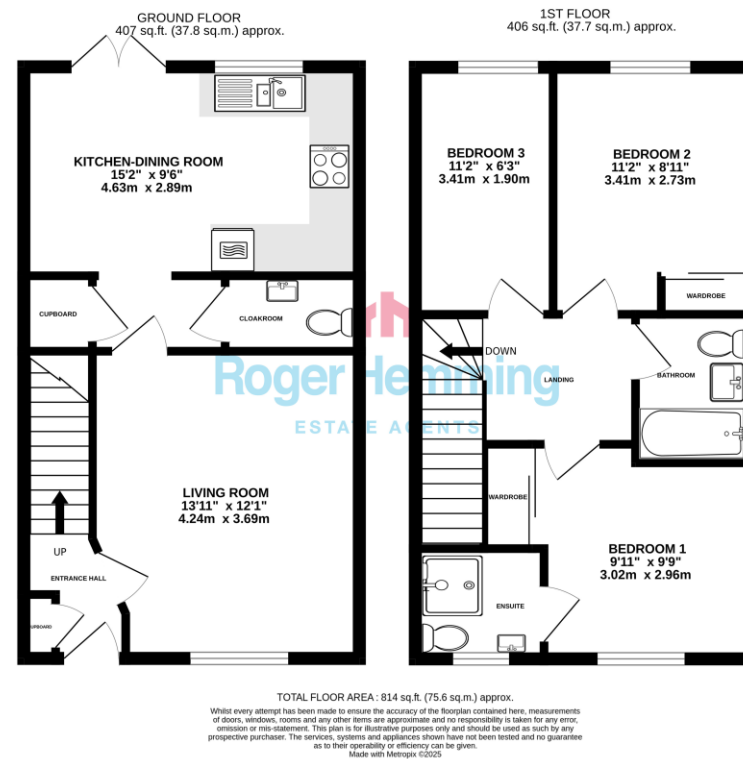
PRIMARY

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

Littleton Primary School
www.littletown.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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 Honiton EX14 1HA
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To see more details on this and all our homes go to
www.rogerhemming.co.uk



42 OLD SHOW FIELD WAY HONITON EX14 1EP

This very special modern house is presented in "as new" condition. It's immaculate throughout and there's no onward chain either. The property has three good-sized bedrooms, two bathrooms, a cloakroom and a smart fitted kitchen with a dining area.

£300,000
 freehold

TYPE

Semi-Detached House

BEDROOMS

3

RECEPTION ROOMS

1

BATHROOMS

Bathroom, En-Suite & Cloakroom

OUTSIDE

Front & Rear Gardens

PARKING

Private Off-Road Parking

HEATING

Gas Central Heating,
Double-Glazing

ENERGY RATING

84/B



ROGER HEMMING'S VIEW...

Built in 2022 and presented in genuine "as new" condition and with no onward chain, this is a spotless modern semi with three well-proportioned bedrooms. The gas centrally heated and double-glazed living space has an B/84 rated EPC and it provides bright and spacious low-maintenance accommodation that's not going to cost a fortune to heat. There's a traditional entrance hall and the principal rooms all have quality floorcoverings. To the front is a comfortable living room and this leads through to an inner hallway with a handy cloakroom. The property has a smart fitted kitchen with plenty of storage and working space, the integrated oven, hob and hood are included in the sale. There's useful space for a table and chairs and glazed double-doors then lead out into the enclosed rear garden. Bedroom one has an attractive en-suite and two of the bedrooms have fitted wardrobes. The family bathroom has a white suite with a shower over the bath.

"Even though 42 Old Show Field Way is three years old, the owner's lived abroad for most of that time. This is why it looks like it does, the reality is that it's hardly been lived in!"

WHAT THE AGENT SAYS...

OUTSIDE

This property occupies a generous level plot with an enclosed rear garden, laid with gravel and with gated pedestrian access. The garden enjoys a degree of privacy and it's very much a blank canvas. To the front is a private off-road parking area with the space for a couple of 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.