

TOTAL FLOOR AREA: 1321 sq.ft. (122.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 12/2025

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:
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To see more details on this and all our homes go to
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22 LILLEY WALK HONITON EX14 2EA

This is a bright and spacious modern townhouse and it offers high-specification family accommodation with four bedrooms and two bathrooms. The flexible living space is gas centrally heated and it has an integral garage with a driveway.

£330,000
freehold

TYPE
Modern Townhouse

BEDROOMS
3/4

RECEPTION ROOMS
1/2

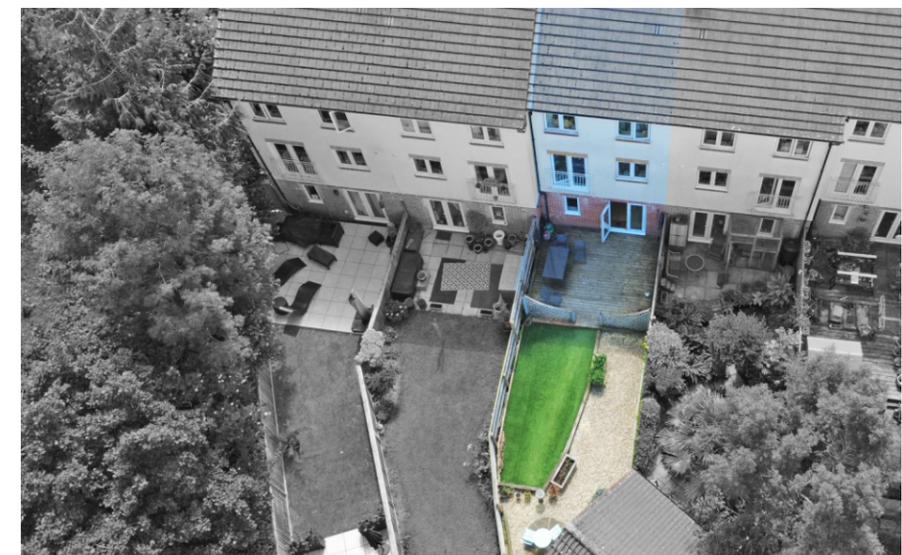
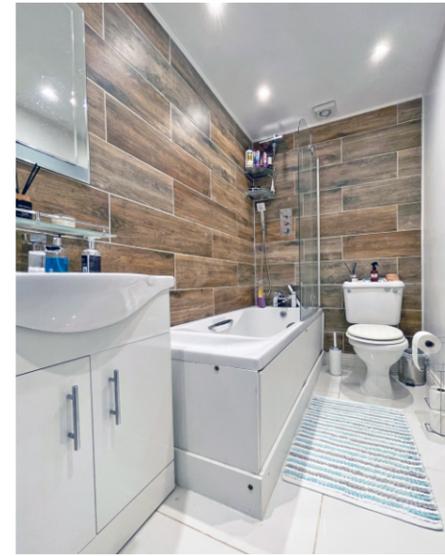
BATHROOMS
2 + Cloakroom

OUTSIDE
Front & Rear Gardens

PARKING
Integral Garage & Driveway

HEATING
Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING
72 / C



ROGER HEMMING'S VIEW...

This interesting modern townhouse provides bright and well-proportioned family living space arranged over three floors. There's a traditional entrance hall with a handy cloakroom and a personal door into the garage. To the rear and opening out into the garden is a fourth bedroom which could be used as an office for someone wishing to work from home. The first floor accommodation has a comfortable living room with a dining area and a Juliet balcony. The large kitchen-breakfast room at the rear has plenty of storage and working space and there are views across the gardens. The three bedrooms, two doubles and a single are up on the second floor. The double bedrooms have built-in wardrobes and there's an en-suite and an attractive family bathroom. This pleasant property is both gas centrally heated and uPVC double-glazed.

"This modern home offers so much, it's brilliant. It's a great location and it would certainly suit a growing young family..."

WHAT THE AGENT SAYS...

OUTSIDE

22 Lilley Walk occupies a convenient spot close to the town centre, it's shops and businesses are a short stroll. Honiton's railway station is at the end of the road with regular services to Exeter and London Waterloo. The property has neat and easily maintained front and rear gardens, the enclosed rear garden has a full-width patio, perfect for outdoor dining during fine weather. There's a single integral garage with driveway parking.

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.