

## CLOSEST SCHOOLS

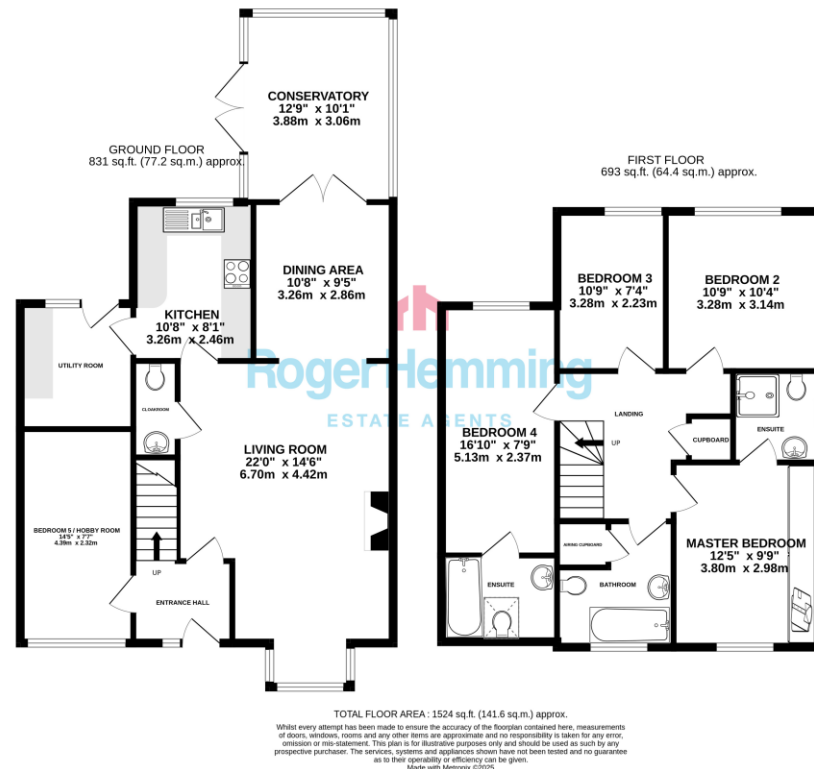
### PRIMARY

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

Broadhembury Primary School  
[www.broadhembury.thelink.academy](http://www.broadhembury.thelink.academy)

### SECONDARY

Honiton Community College  
[www.honitoncollege-devon.sch.uk](http://www.honitoncollege-devon.sch.uk)



## LOCATION

The village of Dunkeswell lies in the Blackdown Hills AONB, just to the north of the East Devon market town of Honiton. The area has excellent lines of communication with the A30 dual carriageway linking Honiton to Junction 29 of the M5 Motorway at nearby Exeter. Honiton has a railway station with regular services to Waterloo and Exeter. Exeter Airport provides 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](http://www.rogerhemming.co.uk)



## 4 HIGHFIELD ROAD DUNKESWELL EX14 4XY

If you're looking for a good-sized family home at a realistic price, this could be the one for you! It has flexible living space with five bedrooms, three bathrooms, a cloakroom and a smart fitted kitchen with a utility room. Read on to learn more...

**£375,000**  
 freehold



# Roger Hemming

## ESTATE AGENTS

### TYPE

Semi-Detached House

### BEDROOMS

4/5

### RECEPTION ROOMS

1/2

### BATHROOMS

Cloakroom & 3 Bathrooms

### OUTSIDE

Front & Rear Gardens  
Conservatory & Garden Lodge

### PARKING

Driveway Off-Road Parking

### HEATING

Upgraded Electric Heating  
uPVC Double-Glazing

### ENERGY RATING

tbc



## ROGER HEMMING'S VIEW...

This remarkable home is beautifully presented from top to bottom and it provides bright and airy living space, just perfect for a growing young family. There's a traditional entrance hall, a cloakroom and a comfortable living room with a woodburning stove. To the rear is a good-sized dining area and a super conservatory. The property has a smart fitted kitchen with plenty of storage and working space and several integrated appliances are included in the sale. There's also a handy utility room. It's interesting to note that there's another room downstairs, it's currently used as a fifth bedroom, but it could easily become a useful hobby room or a teenager's sitting room. Upstairs, bedroom 1 has fitted wardrobes and an en-suite shower room and toilet. There are three further double bedrooms, one of which has an en-suite and there's also an attractive family bathroom.

*"Wow! You're just not going to believe the size of this modern semi-detached house on Dunkeswell's popular Highfield development. We were amazed when we first visited, as it has five big bedrooms, two with en-suites and a family bathroom. It's huge!"*

WHAT THE AGENT SAYS...

## OUTSIDE

4 Highfield Road has a neat lawned rear garden with a large double-glazed conservatory and a wonderful custom-built timber lodge. The lodge is insulated with an electricity supply and it'd be ideal for someone needing the space to work from home.

The Highfields development has a well-stocked convenience store and Post Office, a social club, a playgroup and the bus-stop for both primary and secondary schools is just across the road. Nearby Honiton, a ten minute drive, has a good range of shops and businesses. The seaside resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive. This is a very special modern home, come and take a look, you're not going to be disappointed!