

## CLOSEST SCHOOLS

### PRIMARY

Honiton Primary School

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

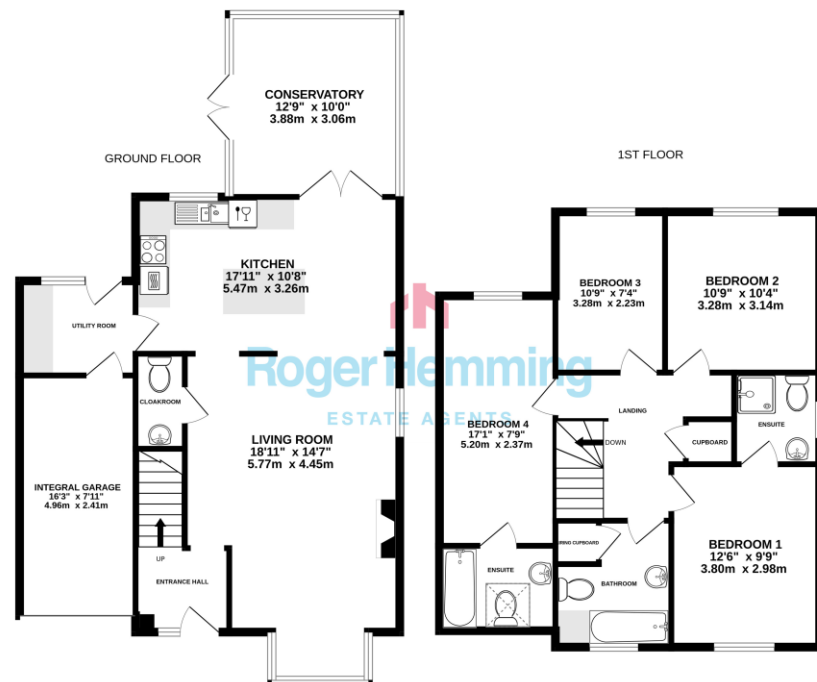
Broadhembury Primary School

[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  
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)



## 2 HIGHFIELD ROAD DUNKESWELL EX14 4XY

This is a really well-proportioned family home and the current owners have carefully improved and upgraded the accommodation during their tenure. It has four bedrooms, three bathrooms, a wonderful new kitchen-diner and a large conservatory.

**£340,000**  
freehold



## TYPE

Semi-Detached House

## BEDROOMS

4

## RECEPTION ROOMS

1

## BATHROOMS

Cloakroom & 3 Bathrooms

## OUTSIDE

Front & Rear Gardens  
Conservatory

## PARKING

Garage & Off-Road Parking

## HEATING

Upgraded Electric Heating  
Woodburning Stove

## ENERGY RATING

D/68



## ROGER HEMMING'S VIEW...

Presented in absolutely first class condition, this is a lovely semi-detached family home with four generous bedrooms and three bathrooms. The current owners have carefully improved the living space and it now has a smart new open-plan fitted kitchen with a dining area and a handy utility room. The double-glazed accommodation has its own photo-voltaic panels with modern, efficient electric heating and the well-proportioned living room has a woodburning stove as well. The four bedrooms are upstairs, two have ensuite bathrooms and there's also an attractive family bathroom with a contemporary white suite.

As you might be able to tell, we really like this modern property, it's been meticulously maintained and it would be ideal for a growing young family!

*"There's no doubt that the hub of this family home is the wonderful open-plan kitchen. There's an island unit and the space for a table and chairs. If you're a serious cook, can you imagine chatting with your guests and enjoying a glass of wine with them here whilst preparing supper!"*

WHAT THE AGENT SAYS...

## OUTSIDE

The property has a large double-glazed conservatory which would be a perfect children's play room, it would also make a great home-office. 2 Highfield Road has a neat enclosed rear garden with a decked barbecue and seating area and the front garden has off-road parking for a couple of cars. This leads to the integral single garage.

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.