

ESTATE AGENTS

CLOSEST SCHOOLS

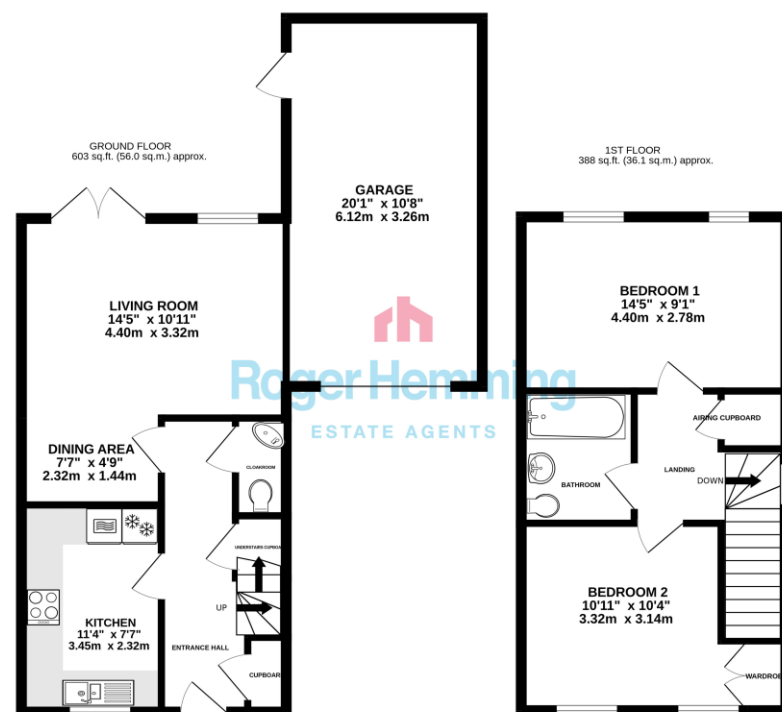
PRIMARY

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

Littletown Primary School
www.littletown.devon.sch.uk

SECONDARY

Honiton Community College
www.honitoncollege-
devon.sch.uk



TOTAL FLOOR AREA : 991 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

(Use only in conjunction with the floorplan)

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. The seaside resorts of



FIND OUT MORE

Viewing by prior appointment:
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Roger Hemming
ESTATE AGENTS



2 HAMLETT CLOSE HONITON EX14 3FR

This is a well-proportioned semi-detached modern house in a sought after spot and it's carefully presented from top to bottom. It offers high-specification and stylish two-bedroom living space with a cloakroom, an attached garage and parking. EPC 84/B.

£275,000

freehold

TYPE

Semi-Detached House

BEDROOMS

2

RECEPTION ROOMS

1

BATHROOMS

Cloakroom & Bathroom

OUTSIDE

Front & Rear Gardens

PARKING

Garage & Parking

HEATING

Gas Central Heating,
Double-Glazing

ENERGY RATING

B / 84



ROGER HEMMING'S VIEW...

This is a hugely impressive, modern semi-detached house and it occupies a pleasant, open spot on one of Honiton's newest residential developments. We were really surprised by the sizes of the well-proportioned rooms and the stylish accommodation is presented in immaculate decorative order throughout. The gas centrally heated and double-glazed living space has a traditional entrance hall with a handy cloakroom and there's a smart fitted kitchen at the front of the house with integrated appliances and a comprehensive range of white high-gloss finish cupboard and drawer storage units. To the rear is a comfortable living room with a useful dining area and French doors that open out into the rear garden. Upstairs are two good-sized double bedrooms, one with built-in wardrobes, and there's an attractive bathroom with a contemporary white suite and a monsoon shower over the bath.

"We particularly liked the low-maintenance gardens with this one."

"The enclosed rear garden is really private and it's very much a blank canvas. There's a full-width patio, just perfect for enjoying the sunshine and there are raised beds if you have green fingers!"

WHAT THE AGENT SAYS...

OUTSIDE

2 Hamlett Close has easily maintained front and rear gardens and a larger than average attached single garage with a personal door through to the rear garden. The driveway provides off-road parking and side access to the rear garden.

Honiton's Lidl and Aldi supermarkets are a couple of minutes away and the town's High Street shopping centre is a five minute drive. 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.

This is a very special modern home and we'd suggest you take a look at the earliest opportunity. When can we show you around?