

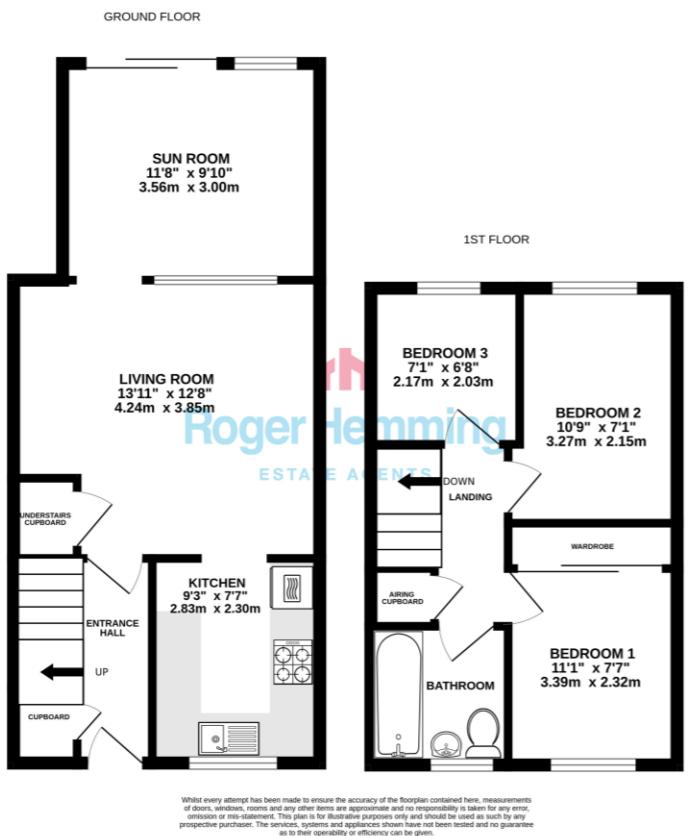
CLOSEST SCHOOLS

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



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. The seaside resorts of Seaton, Sidmouth and Lyme Regis are all within half an hour's drive.



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

To see more details on this and
all our homes go to
www.rogerhemming.co.uk



35 ROSEWELL CLOSE HONITON EX14 1QU

This great-value three bedroom linked house has gas central heating and double-glazed windows and doors. There's a useful rear sun-room extension which overlooks the garden, this could be used as a dining room or a handy study.

£220,000
freehold



Roger Hemming

ESTATE AGENTS

TYPE

Staggered Linked House

BEDROOMS

3

RECEPTION ROOMS

1

BATHROOMS

Bathroom

OUTSIDE

Front & Rear Gardens

PARKING

On-Street Parking

HEATING

Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING

C / 70



ROGER HEMMING'S VIEW...

This pleasant modern linked home occupies a convenient spot at the foot of a cul-de-sac of similar properties. It's just a ten-minute walk from Honiton's busy High Street shops and businesses. Rosewell Close is popular with young families, as the town's schools are within walking distance.

The gas centrally heated and uPVC double-glazed living space has a traditional entrance hall leading to the principal rooms. There's a well-proportioned living room and a useful rear sun-room extension, which is currently used as a handy dining room. To the front is a modern fitted kitchen and the oven, hob & hood are included in the sale. Upstairs are the three bedrooms, two doubles and a single. Bedroom one has fitted wardrobes and the bathroom has a classic white suite with a shower over the bath.

"This home would be brilliant for first time buyers or perhaps for a young family with a limited budget. It would also be a wise buy-to-let investment and could realise a monthly rental income of £900."

"We genuinely believe that this property represents great value. Where else locally can you find three bedrooms for £220,000?"

WHAT THE AGENT SAYS...

OUTSIDE

35 Rosewell Close has an enclosed rear garden and a useful shed is included in the sale. There's an open-plan front garden and unrestricted on-street parking.

Honiton has a railway station with regular services linking the town to Exeter and to London Waterloo. There's a speedy road link to Junction 29 of the M5 Motorway and nearby Exeter International airport has a range of scheduled air services to other parts of the UK and also to many European cities and holiday destinations.