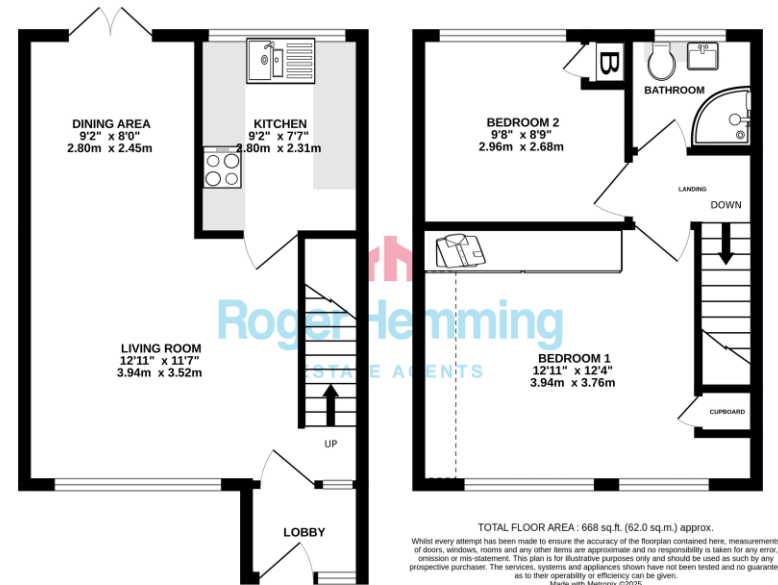


CLOSEST SCHOOLS
PRIMARY
 Feniton CofE Primary School
www.feniton.devon.sch.uk

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



LOCATION

Feniton new village lies about 0.75 miles west of the original village and it's separated by open countryside. This area, formerly known as Sidmouth Junction for many years, consisted of just a few houses, a pub and a chapel. From the mid 1960's onwards, the area was transformed into Feniton new village by various medium-scale housing developments. These were accompanied by the building of Feniton Primary School,



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



7 YORK CLOSE FENITON EX14 3DJ

This is a good-sized two bedroom mid-terraced house in a popular village location. The property has a large living room with a dining area, gas central heating, easily maintained gardens and a garage. It would be a great first home for a young couple.

£220,000
 freehold

TYPE
Mid-Terrace House

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Bathroom with Shower Cubicle

OUTSIDE
Front & Rear Gardens

PARKING
Single Garage in Block

HEATING & SERVICES
Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING
C / 74



ROGER HEMMING'S VIEW...

If you're a first time buyer searching for a well-proportioned modern home in a popular village location, this could be the one for you. This larger than average mid-terrace house is both gas centrally heated and uPVC double-glazed and it has a large living room with a useful dining area. The fitted kitchen has plenty of storage space and several integrated appliances are included in the sale. Upstairs, there are two double bedrooms, bedroom 1 has fitted wardrobes and the property has an attractive shower room with a contemporary white suite.

This spacious modern home has such a lot going for it, it would be a great first-time buy and we believe it would also prove to be a worthwhile buy-to-let investment. Call us now on 01404 45343 to see it for yourself!

"We're particularly impressed with this property's EPC rating of C/ 74. It means the ongoing energy costs are very reasonable, which is so important these days!"

"We also liked the idea of being able to walk to the station."

WHAT THE AGENT SAYS...

OUTSIDE

7 York Close has easily maintained front and rear gardens and there's a single garage in a nearby block. The area also has plenty of unrestricted on-street parking.

Feniton is really popular with buyers as there's a handy convenience store and its primary school is rated as "GOOD" with Ofsted.

There are excellent lines of communication as it's a few moments drive from the A30 trunk road. It links the area to Honiton and to Junction 29 of the M5 Motorway at Exeter. Feniton railway station's a short walk, it's really handy for commuters as it has regular services linking the village to Exeter and to London Waterloo. The seaside resorts of Seaton, Sidmouth and Lyme Regis are all within half an hour's drive.