

## CLOSEST SCHOOLS

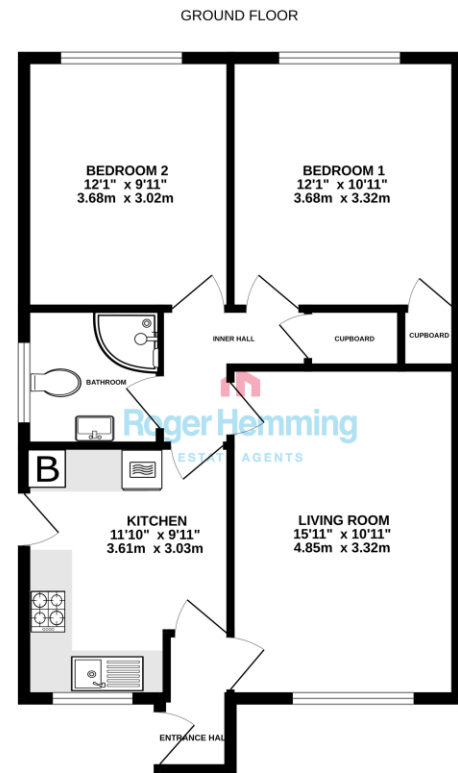
### PRIMARY

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

Littleton Primary School  
[www.littletown.devon.sch.uk](http://www.littletown.devon.sch.uk)

### SECONDARY

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



While 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.  
 Made with Metreapp 02/09

## 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.



## 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)



## 5 GOSCELINE WALK HONITON EX14 2EW

We're often asked for properties that need a makeover, so here's your chance! We'd describe this semi-detached bungalow as an honest home: it could certainly do with some loving care and attention, but it has good-sized rooms and plenty of potential.

**£220,000**  
 freehold

## TYPE

Semi-Detached Bungalow

## BEDROOMS

2

## RECEPTION ROOMS

1

## BATHROOMS

Walk-In Shower Room

## OUTSIDE

Front & Rear Gardens

## PARKING

Garage & Parking

## HEATING & SERVICES

Gas Central Heating,  
uPVC Double-Glazing

## ENERGY RATING

tbc



## ROGER HEMMING'S VIEW...

This is certainly an interesting one! Step inside the front door and take a look around and you'll quickly see the possibilities it offers. Yes, you'll probably want to redecorate, replace the carpets and revamp the kitchen, but this is a great opportunity to put your own stamp on a property and add value along the way. It already has gas central heating with a modern boiler, giving you a useful head start.

There are two double bedrooms, one with fitted wardrobes, together with a bathroom fitted with a step-in shower. The living room is a comfortable size and the kitchen also offers a decent amount of space.

If you're looking for a bungalow you can improve at your own pace and make entirely your own, number 5 is certainly worth coming to see.

*"This bungalow has so much going for it and there's no doubt that with a little work and some modest redecoration, it could be a very comfortable and well-proportioned modern home."*

## WHAT THE AGENT SAYS...

## OUTSIDE

Outside, number 5 has gardens to both the front and rear, as well as a single garage in a nearby block with parking. Gosceline Walk is a cul-de-sac of similar homes in a popular part of town, with the town centre and railway station both around a fifteen-minute walk away.

Honiton enjoys excellent lines of communication as it's a few moments drive from the A30 trunk road. It links the area to the A303 to the north and to Junction 29 of the M5 Motorway at Exeter. Honiton's railway station's also really handy for travellers as it has regular services linking the town to Exeter and to London Waterloo. The seaside resorts of Seaton, Sidmouth and Lyme Regis are all within half an hour's drive.