

CLOSEST SCHOOLS

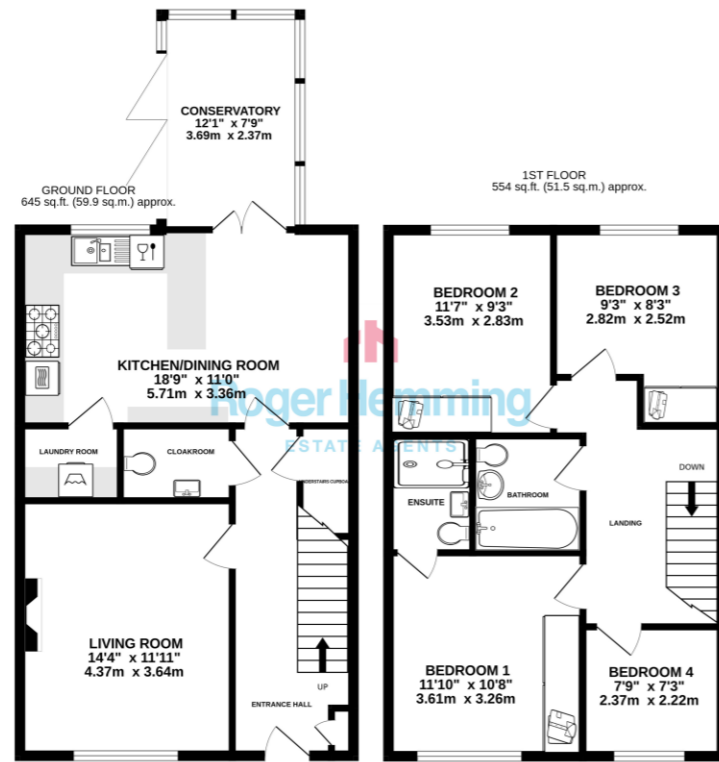
PRIMARY

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

Littleton Primary School
www.littleton.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. 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
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



26 SION CLOSE HONITON EX14 1EL

Occupying a quiet tucked-away spot on a popular modern development, this is a high-specification family home with four bedrooms. It's been beautifully maintained from top to bottom, read on to learn more!

£400,000
freehold

TYPE
Detached House

BEDROOMS
4

RECEPTION ROOMS
1/2

BATHROOMS
En-Suite, Bathroom & Cloakroom

OUTSIDE
Conservatory & Garden Room

PARKING
Garage & Driveway

HEATING
Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING
84 / B



ROGER HEMMING'S VIEW...

Wow! This has to be one of the most impressive modern homes we've had the pleasure of marketing for quite some time. Beautifully presented from top to bottom and packed with thoughtful extras, this four-year-old family house is being offered for sale by returning clients and really does need to be seen to be fully appreciated. The accommodation is both spacious and well planned. A welcoming entrance hall leads to a cloakroom, a comfortable living room and a superb kitchen dining room fitted with quartz worktops, integrated appliances and a useful adjoining laundry room. French doors open into a generous conservatory, providing an ideal spot for relaxed summer dining, while tri-fold doors create a seamless connection between the house and the garden beyond. Upstairs, there are four good-sized bedrooms, three of which have fitted wardrobes. The principal bedroom enjoys a smart en-suite shower room, while the remaining bedrooms are served by an attractive family bathroom complete with a shower over the bath.

"The current owners have gone well beyond the standard new-build specification, creating a stylish and highly efficient home that's as practical as it is attractive."

"A number of green features have been incorporated to help keep running costs under control, including solar panels with battery storage, air conditioning and an electric vehicle charging point."

WHAT THE AGENT SAYS...

OUTSIDE

Outside, the rear garden has been designed with ease of maintenance and entertaining in mind. Whether you're hosting friends, enjoying family barbecues or simply unwinding at the end of the day, it's a fantastic space to enjoy. There's also a versatile garden room that would work equally well as a home office, hobby room or gym, and the hot tub is included in the sale. To the side of the property you'll find a single garage and driveway parking for several vehicles.

Honiton has a fast road link to Exeter and Junction 29 of the M5 Motorway. The town also has a railway station on the Exeter to London Waterloo line. The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.