

CLOSEST SCHOOLS

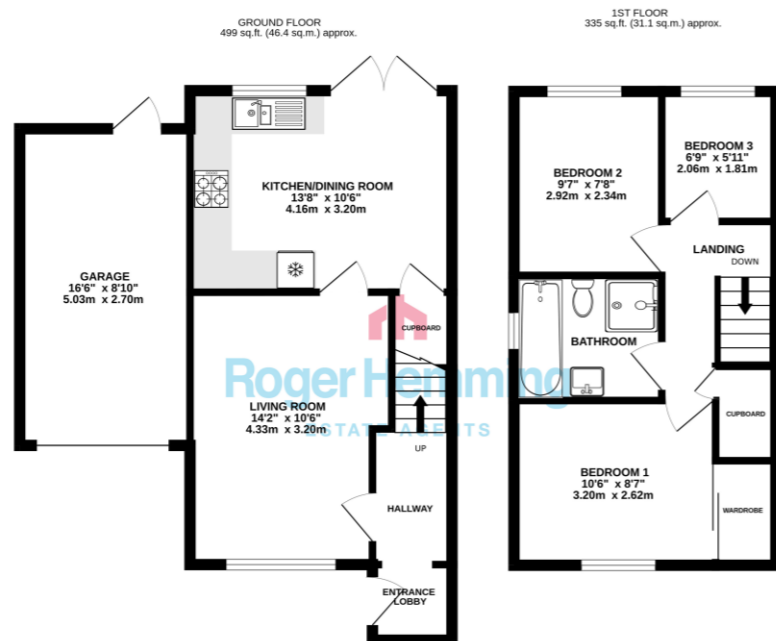
PRIMARY

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



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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## 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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To see more details on this and all our homes go to  
[www.rogerhemming.co.uk](http://www.rogerhemming.co.uk)



## 15 SPINDLEWOOD CLOSE HONITON EX14 2XQ

This is an impressive modern family home in a popular spot, it's got such a lot going for it! It has three bedrooms, a well-equipped kitchen-diner and a bathroom with a bath and a shower cubicle. There's no chain either so you could be in this summer!

**£270,000**

freehold

**TYPE**  
Semi-Detached House

**BEDROOMS**  
3

**RECEPTION ROOMS**  
1

**BATHROOMS**  
Bathroom & Shower

**OUTSIDE**  
Front & Rear Gardens

**PARKING**  
Garage & Parking

**HEATING**  
Gas Central Heating,  
Double-Glazing

**ENERGY RATING**  
C / 72



## ROGER HEMMING'S VIEW...

This gas centrally heated and double-glazed semi-detached home is carefully presented throughout and offers stylish, ready-to-move-into accommodation that's ideal for families, first-time buyers or anyone looking for a comfortable and practical home in a convenient setting. The traditional entrance hall leads through to a comfortable living room, while the contemporary kitchen has been thoughtfully designed with a range of integrated appliances and space for family dining. French doors open directly onto the rear garden, creating a bright and sociable living space that's perfect for everyday family life as well as entertaining. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with built-in wardrobes, together with an attractive modern bathroom featuring both a bathtub and a separate step-in shower cubicle, a particularly practical feature for families with young children.

*"This is an interesting property as it's an absolutely classic modern three bed semi! It lends itself to future extension to the side, it's also worth noting that the attached garage could easily be converted to additional ground floor living space."*

## WHAT THE AGENT SAYS...

## OUTSIDE

15 Spindewood Close has a south-facing rear garden enjoying plenty of sunshine and it's been designed for easy maintenance, with a full-width patio, a neat lawn and attractive raised flower beds, an ideal space for children to play or for relaxing outdoors during the warmer months. There's a single attached garage with a personal door providing convenient access to the rear garden and with off-road parking for a couple of cars to the front.

Honiton's High Street shops are a ten-minute walk and the town's railway station is also fairly close. The coastal resorts of Sidmouth, Seaton and Lyme Regis are less than half an hour's drive.

These properties tend to be very popular, so call us now to see just what's on offer!