

CLOSEST SCHOOLS

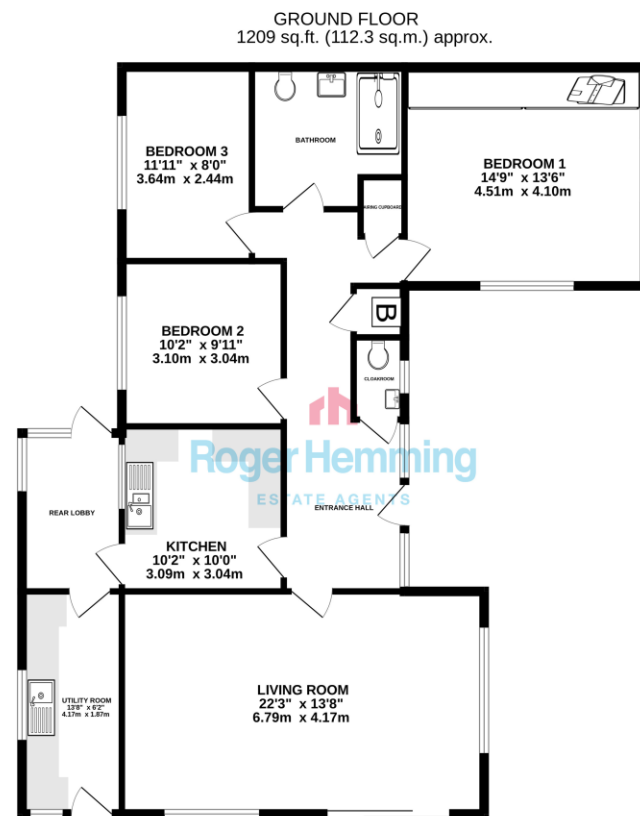
PRIMARY

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

Littleton Primary School
www.littletown.devon.sch.uk

SECONDARY

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



TOTAL FLOOR AREA: 1209 sq.ft. (112.3 sq.m.) approx.
 Whilst every effort 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.
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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.



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



PENSCOMBE, HEMBURY FORT HONITON EX14 3LA

Tucked away on the south-western slopes of the Blackdown Hills, Penscombe is all about the setting and it really is rather special. Sitting roughly between Honiton and Cullompton, this bungalow enjoys far-reaching views that, on a clear day, stretch right out towards Dartmoor.

£390,000
 freehold

TYPE
Attached Bungalow

BEDROOMS
3

RECEPTION ROOMS
1

BATHROOMS
Cloakroom, Level-Access Shower

OUTSIDE
Gardens of c.1/2 Acre

PARKING
Double Garage & Parking

HEATING
Oil Central Heating,
Double-Glazing

ENERGY RATING
tbc



ROGER HEMMING'S VIEW...

This property's been in the same hands for many years and is now ready for its next chapter. There's a bit of cosmetic updating to do here and there, but that's part of the appeal, you can settle in straight away and put your own stamp on things over time.

The bungalow has been extended previously and comes with oil-fired central heating and double glazing, so it's comfortable from day one. A traditional entrance hall with a cloakroom leads through to the main living spaces.

There are three bedrooms in total, with one currently set up as a study. The kitchen is complemented by a handy utility room, and the bathroom features a level-access walk-in shower.

"When we first visited Penscombe, we found ourselves completely drawn to the view from the living room, you could easily lose an afternoon here, looking out through the patio doors, across the garden and over the rolling Devon countryside."

WHAT THE AGENT SAYS...

OUTSIDE

Outside is where this home really comes into its own. The plot is around half an acre, with a lovely cottage-style garden that's just right for sitting out and enjoying long summer evenings. Across the lane, there's a double garage with parking, and to the side you'll find even more space to explore, a greenhouse, a small orchard, a wild pond, and a wooded area at the bottom.

Honiton's High Street shopping centre is a ten minute drive. The town has a fast road link to Exeter and Junction 29 of the M5 Motorway, it also has a railway station with services to Exeter and London Waterloo. The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.