



# Roger Hemming

ESTATE AGENTS

CLOSEST SCHOOLS

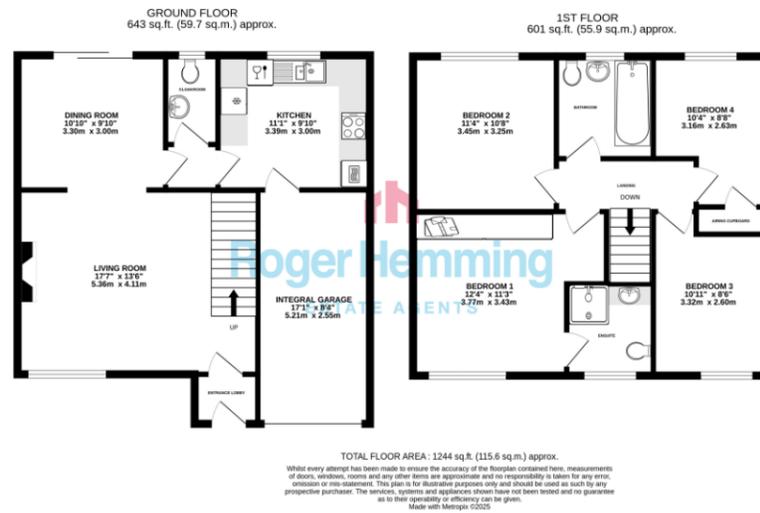
PRIMARY

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  
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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)

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## 11 HONEYSUCKLE DRIVE HONITON EX14 2YL

We're really impressed by this immaculate modern home and we're sure you will be too! It has four bedrooms, two bathrooms, a cloakroom and a sparkling newly fitted kitchen with integrated appliances. Read on to learn more...

**£425,000**  
freehold

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**TYPE**  
Detached House

**BEDROOMS**  
4

**RECEPTION ROOMS**  
2

**BATHROOMS**  
Cloakroom, En-Suite & Bathroom

**OUTSIDE**  
Front & Rear Gardens

**PARKING**  
Garage & Parking

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

**ENERGY RATING**  
73 / C



## ROGER HEMMING'S VIEW...

This handsome detached family home occupies a commanding corner position on Honiton's ever-popular Heathfield residential development and it's clearly been carefully maintained and looked after by the present owners. The well-proportioned accommodation provides bright and airy living space with gas central heating and newly fitted double-glazing. A front entrance lobby leads into a comfortable open-plan living room with a feature fireplace and an arch goes through to the handy dining room at the rear. There's an inner hallway with a cloakroom and a smart new fitted kitchen with pale grey high-gloss cupboard and drawer storage units and the integrated appliances are also included in the sale. A personal door goes through from the kitchen into the integral garage. The four bedrooms and the family bathroom are all upstairs, bedroom 1 has fitted wardrobes and a modern en-suite.

*"We particularly liked the gardens with this one. The rear garden isn't really overlooked and it has a sunny patio area which just lends itself to outdoor breakfasts on summer weekends. It's almost an extension of the dining room!"*

## WHAT THE AGENT SAYS...

## OUTSIDE

The house is well-placed on its plot with an enclosed sunny rear garden and patio, perfect for outdoor dining during fine weather. The front garden is lawned with various shrubs and a brick-paved driveway leads to the garage and provides off-road parking for several cars.

Honiton's Tesco supermarket is close and the town's High Street shopping centre is a five minute drive. Honiton has a fast road link to Exeter and Junction 29 of the M5 Motorway. The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.

This property has so much going for it, it's obviously a much-loved modern home in a great location. When can we show you around?