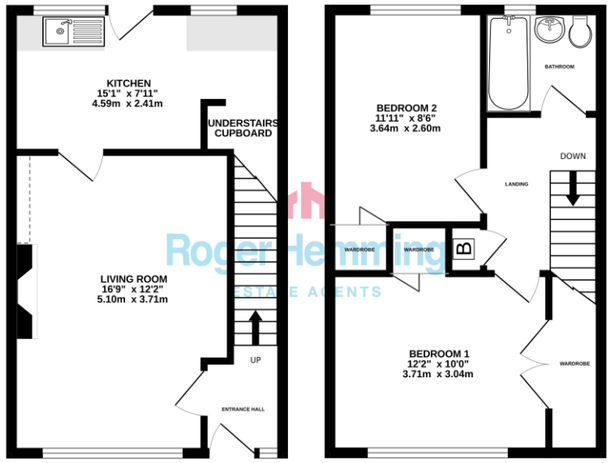
Roger Hemming

ESTATE AGENTS



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.

TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst 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 Metropix ©2026

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

property **sharing** experts

A member of Property Sharing Experts
www.propertysharingexperts.com

Roger Hemming

ESTATE AGENTS



72 LANGFORD AVENUE HONITON EX14 1QE

If you're looking for a reasonably priced home within easy walking distance of Honiton's town centre, and you're not afraid of a little decorating, how about this well-proportioned two-bedroom house? It's great value and there's no chain to complicate matters!

£180,000
freehold

www.rogerhemming.co.uk

Roger Hemming

ESTATE AGENTS

TYPE
Mid-Terrace House

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
1

OUTSIDE
Front & Rear Gardens

PARKING
Nearby On-Street Parking

HEATING
Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING
61 / D













ROGER HEMMING'S VIEW...

72 Langford Avenue has been rented out for a number of years and, whilst it's now looking a little tired around the edges, there's no doubt that it has plenty of potential. The kitchen and bathroom are ready for updating and a fresh coat of paint throughout would make a world of difference. It's a chance to buy a good-sized home at a sensible price and gradually make it your own.

Step through the front door and you'll find a traditional entrance hall leading into a comfortable living room, with a kitchen at the rear that's large enough for a breakfast table and chairs. Upstairs are two proper double bedrooms and a bathroom. The house has gas-fired central heating and uPVC double-glazed windows and doors.

"We certainly wouldn't pretend that everything is perfect here, but that's reflected in the asking price. If you're happy to roll up your sleeves and put your own stamp on somewhere, we think 72 Langford Avenue could be well worth a look."

"If you can see the potential, we'd be delighted to show you around."

WHAT THE AGENT SAYS...

OUTSIDE

Outside, there's a small, enclosed paved rear garden that's easy to look after, and the garden shed is included in the sale. The house is approached along a pedestrian walkway and, although there's no private parking, on-street parking is available nearby.

The property occupies a convenient spot close to the town centre, it's shops and businesses are a short walk although a small hill is involved. Honiton's railway station is also a short walk with regular services to Exeter and London Waterloo.

The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.