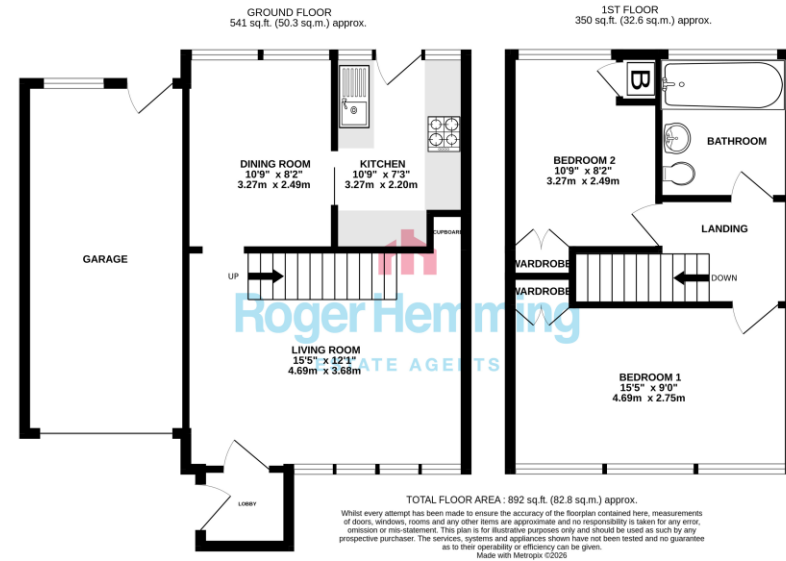




LOCATION

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
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To see more details on this and all our homes go to
www.rogerhemming.co.uk



52 MILLERS WAY HONITON EX14 1JB

You're going to need a little imagination with this well-proportioned semi-detached house that's ready for someone to breathe new life into it. It's clearly been a much-loved home over the years and, with some care, vision and hard work, there's every chance it could become exactly that again.

£170,000
freehold

TYPE

Semi-Detached House

BEDROOMS

2

RECEPTION ROOMS

2

BATHROOMS

1

OUTSIDE

Front & Rear Gardens

PARKING

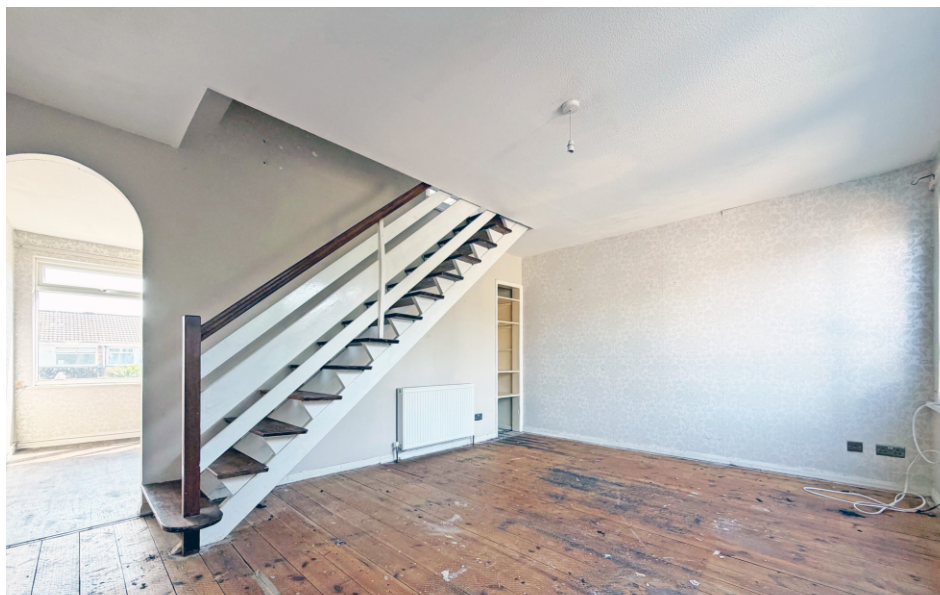
Attached Garage & Driveway

HEATING

Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING

71 / C



ROGER HEMMING'S VIEW...

52 Millers Way is a really well-proportioned semi-detached house that's ready for someone to breathe new life into it.

The gas-fired centrally heated and uPVC double-glazed accommodation currently has an entrance lobby leading into a full-width living room. To the rear are a separate dining room and a compact fitted kitchen. Subject to any necessary consents, it's easy to imagine this area being reconfigured to create a wonderful kitchen-breakfast room stretching across the back of the house, perhaps with French doors opening onto the garden to make the most of the outside space. Upstairs are two generous double bedrooms, both with fitted wardrobes, together with a bathroom that's ready for a modern makeover.

"So, there it is. A larger-than-average two-bedroom semi in a popular location, offering a genuine opportunity to create a lovely home while adding value along the way. It won't be a weekend project, but for the right buyer it'll be a thoroughly rewarding one."

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

WHAT THE AGENT SAYS...

OUTSIDE

Outside, the house enjoys good-sized, level front and rear gardens, along with an attached garage and driveway parking for a couple of vehicles.

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 at the end of the road 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.