

CLOSEST SCHOOLS

PRIMARY

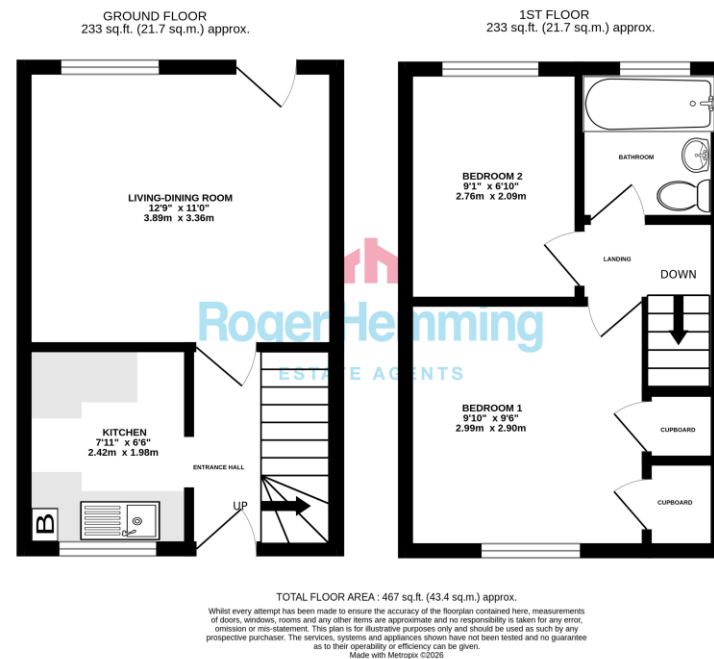
Honiton Primary School
www.honiton-pri.devon.sch.uk

Littletown Primary School

www.littletown.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



48 ROSEWELL CLOSE HONITON EX14 1QU

It isn't often that we see a two-bedroom house at this price level, and we think this one represents particularly good value. It could be a great first step onto the housing ladder, giving its new owner the chance to make it their own without overstretching the budget!

£175,000
 freehold

TYPE

Mid-Terrace House

BEDROOMS

2

RECEPTION ROOMS

1

BATHROOMS

Shower over the Bath

OUTSIDE

Front & Rear Gardens

PARKING

Garage in a Block

HEATING & SERVICES

Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING

C / 75



ROGER HEMMING'S VIEW...

As this property has been rented for several years, you'll probably want to redecorate and add your own finishing touches. We've certainly taken this into account when setting the asking price, leaving some room in the budget for those improvements.

The house has gas central heating and double glazing, with a traditional entrance hall leading through to a comfortable living room at the rear. The compact kitchen is at the front and has a range of cupboards, worktops and space for a free-standing cooker, washing machine and fridge. Upstairs, there are two double bedrooms and a modern bathroom with a shower over the bath.

This is a brilliant opportunity to secure a cosy modern home at an affordable price, with plenty of scope to freshen things up, adapt the living space and add value along the way.

"If you're not frightened of lifting a paintbrush and getting stuck in, this is a brilliant opportunity to make this home your very own. It's perfectly livable just as it is, but it's an exciting prospect to be able to stamp your own identity on it."

WHAT THE AGENT SAYS...

OUTSIDE

Outside, number 48 has a well-proportioned, low-maintenance rear garden and a small open-plan garden at the front. There's unrestricted on-street parking in front, along with a single garage in a nearby block. Rosewell Close is a cul-de-sac of similar homes in a popular part of town, with the town centre around a ten-minute walk away.

Honiton enjoys excellent lines of communication as it's a few moments drive from the A30 trunk road. It links the area to the A303 to the north and to Junction 29 of the M5 Motorway at Exeter. Honiton's railway station's also really handy for travellers as it has regular services linking the town to Exeter and to London Waterloo.

The seaside resorts of Seaton, Sidmouth and Lyme Regis are all within half an hour's drive.