



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. The seaside resorts of



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



58 PINE PARK ROAD HONITON EX14 2HP

This extended detached chalet-bungalow offers comfortable family living space in a great location. The flexible accommodation has 3/4 bedrooms, 2/3 receptions and 2 bathrooms. There's scope to improve and add value, so read on to learn more!

£390,000
 freehold

TYPE
Detached Chalet-Bungalow

BEDROOMS
3/4

RECEPTION ROOMS
3/2

BATHROOMS
2 Shower Rooms

OUTSIDE
Front & Rear Gardens

PARKING
Garage & Driveway

HEATING
Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING
tbc



ROGER HEMMING'S VIEW...

This spacious detached chalet bungalow is in a fantastic spot and has been in the same family since it was built in the early 1970s. It's clearly been much loved, with extensions and a loft conversion adding plenty of extra space for modern family life. The bungalow is comfortable and ready to move into, though some areas may feel a little dated – reflected in the asking price – making it a great opportunity to put your own stamp on a generous family home in a highly sought-after location. A welcoming porch and hallway lead to the well-proportioned ground floor rooms. At the back, the living room is bright and airy, with patio doors opening onto the garden, alongside a separate dining room and a handy study. The kitchen/breakfast room also overlooks the garden and comes with a useful utility room. There are three double bedrooms in total. The main bedroom is on the ground floor with its own bathroom opposite, while upstairs there are two further doubles, a shower room, and a large walk-in loft – plenty of space for family, guests, or hobbies.

"We love this property, it just offers so much. We appreciate you might wish to upgrade some elements of the accommodation in time, but there's nothing that needs sorting straight away. It's warm, dry and comfortable just as it is."

WHAT THE AGENT SAYS...

OUTSIDE

This interesting home has an integral single garage with plenty of driveway parking, as well as large, level lawned front and rear gardens.

Honiton has a fast road link to Exeter and Junction 29 of the M5 Motorway. The town also has a railway station on the Exeter to London Waterloo line. The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.

58 Pine Park Road has been carefully priced to attract a serious buyer – call us today to see what's on offer for yourself!