

CLOSEST SCHOOLS

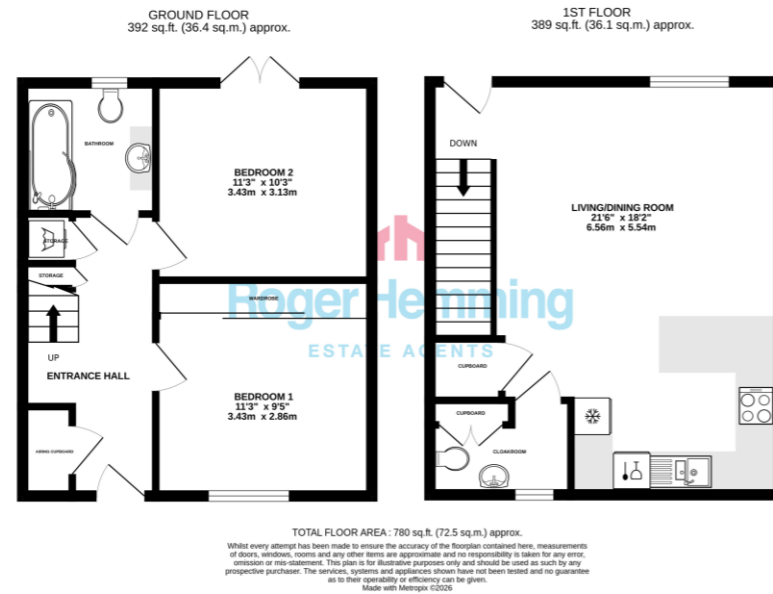
PRIMARY

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 village of Dunkeswell lies in the Blackdown Hills AONB, just to the north of the East Devon market town of Honiton. The area has excellent lines of communication with the A30 dual carriageway linking Honiton to Junction 29 of the M5 Motorway at nearby Exeter. Honiton has a railway station with regular services to Waterloo and Exeter. Exeter Airport provides regional and continental scheduled air services.



FIND OUT MORE

Viewing by prior appointment:
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To see more details on this and all our homes go to
www.rogerhemming.co.uk



**6 COURT VIEW
DUNKESWELL EX14 4AB**

Tucked away in a quiet, traffic-free spot, just a short stroll from everything the Highfield development has to offer, this beautifully designed upside-down eco home feels calm, considered and effortlessly easy to live in. It has two double bedrooms and an open-plan kitchen and living area.

£220,000
freehold

TYPE
Mid-Terrace House

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Bathroom & Cloakroom

OUTSIDE
Front & Rear Courtyard Garden

PARKING
Garage & Driveway Parking

HEATING
Air Source Heat Pump
Underfloor Heating

ENERGY RATING
81 / B



ROGER HEMMING'S VIEW...

Step inside this one and the layout immediately feels a little different — in a good way. On the ground floor, two comfortable double bedrooms offer flexibility, whether that's space for guests, working from home or simply having room to breathe. The main bedroom includes fitted wardrobes, while the second opens straight out to the courtyard garden, perfect for a morning coffee or a bit of fresh air to start the day. A clean, modern bathroom sits alongside.

Upstairs is where the house really opens up. The living space is bright, white and wonderfully airy, with an easy flow between sitting, dining and cooking. The kitchen is sleek and sociable, with a breakfast bar that naturally becomes the place people gather. Open the French doors, let the light pour in, and suddenly the whole space feels even bigger, ideal for relaxed evenings, quiet mornings or having friends over without it ever feeling crowded..

"Built by Westwards of Newton Abbot, this home's been thoughtfully put together with efficiency in mind. Air source heat pump underfloor heating, solar panels, solar water heating, high levels of insulation and quality double glazing all work quietly in the background to keep running costs sensible, something that makes a real difference day to day. The 81/B EPC rating speaks for itself."

WHAT THE AGENT SAYS...

OUTSIDE

6 Court View has a single leasehold garage in a block with driveway parking. The property has neat and easily maintained front and rear gardens, the courtyard rear garden is perfect for sitting out and relaxing during those quieter moments.

The Highfields residential development has a well-stocked convenience store and post-office, a social club and a play-group. Nearby Honiton, a ten-minute drive, has a good range of shops and businesses. The seaside resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.