

## CLOSEST SCHOOLS

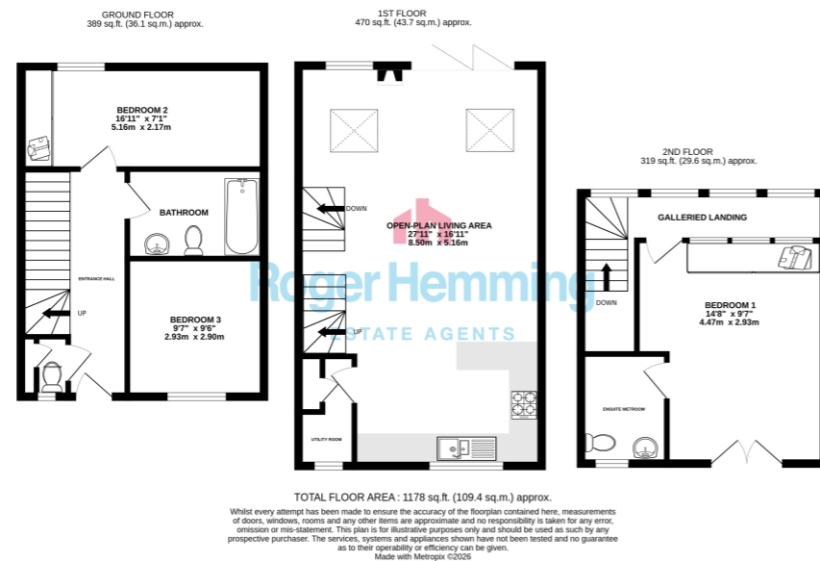
### PRIMARY

Honiton Primary School  
[www.honiton-pri.devon.sch.uk](http://www.honiton-pri.devon.sch.uk)

Littleton Primary School  
[www.littletown.devon.sch.uk](http://www.littletown.devon.sch.uk)

### SECONDARY

Honiton Community College  
[www.honitoncollege-devon.sch.uk](http://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. The seaside resorts of



## FIND OUT MORE

Viewing by prior appointment:  
 Roger Hemming Estate Agents  
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 Honiton EX14 1HA  
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 E: [roger@rogerhemming.co.uk](mailto:roger@rogerhemming.co.uk)

To see more details on this and all our homes go to  
[www.rogerhemming.co.uk](http://www.rogerhemming.co.uk)



## 51 MONKTON ROAD HONITON EX14 1PZ

If you love clean, stylish Scandinavian-inspired living, this gorgeous modern home could be right up your street. From the moment you walk through the door, it just feels good — bright, spacious and incredibly welcoming.

**£345,000**  
 freehold

# Roger Hemming

ESTATE AGENTS

## TYPE

Modern Town House

## BEDROOMS

3

## RECEPTION ROOMS

1

## BATHROOMS

Cloakroom & 2 Bathrooms

## OUTSIDE

Rear Garden

## PARKING

Allocated Parking

## HEATING

Air-Source Heat Pump,  
Double-Glazing

## ENERGY RATING

C / 71



## ROGER HEMMING'S VIEW...

Downstairs, you're welcomed by an inviting entrance hall with a convenient cloakroom. This level offers two comfortable double bedrooms and a stylish, modern bathroom — ideal for guests, family or flexible living. Upstairs, a sweeping wooden staircase leads to the heart of the home. The open-plan living space is designed for modern living and entertaining, with a chic kitchen and breakfast bar flowing seamlessly into the living area, allowing you to cook, socialise and relax with ease. The living room is a real highlight, featuring a high sloping ceiling and an abundance of natural light. There's ample room for both lounge and dining furniture, while a wood-burning stove creates a cosy atmosphere during colder months. Bifold doors open to create a seamless indoor-outdoor feel in warmer weather. A galleried mezzanine provides a perfect work-from-home or creative space. The floor also hosts the impressive master suite, complete with fitted wardrobes and a sleek en-suite wet room, offering a peaceful private retreat.

"It's clear a lot of thought has gone into the design of this home, with smart storage solutions, great natural light and energy efficiency all carefully considered."

## WHAT THE AGENT SAYS...

## OUTSIDE

Outside, the low-maintenance decked garden is perfect for summer barbecues, relaxed evenings or entertaining friends, and there's the added bonus of an allocated parking space.

From a practical point of view, the home also scores highly on efficiency, with strong eco credentials including a C-rated EPC (71), excellent insulation, double glazing and energy-efficient air source heat pump underfloor heating.

Honiton's High Street shops are a short stroll and the town's railway station is a few moments away. The coastal resorts of Sidmouth, Seaton and Lyme Regis are less than half an hour's drive.