Roger Hemming

ESTATE AGENTS

CLOSEST SCHOOLS

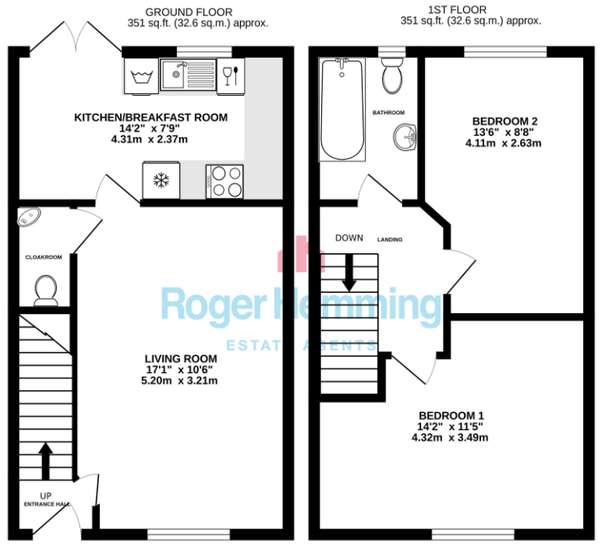
PRIMARY

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



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
T: 01404 45343
E: roger@rogerhemming.co.uk

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

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2 RED CROSS COURT HONITON EX14 1DA

Busy searching for your first home? How about this smart modern semi, just a stone's throw from everything that Honiton's town centre has to offer? It's been freshly decorated from top to bottom and we think you'll be impressed by this lovely home.

£210,000
freehold

www.rogerhemming.co.uk

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TYPE
Semi-Detached House

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Bathroom & Cloakroom

OUTSIDE
Enclosed Rear Garden

PARKING
Private Off-Road Parking

HEATING
Gas Central Heating,
Double-Glazing

ENERGY RATING
91/B













ROGER HEMMING'S VIEW...

Step through the front door into the welcoming entrance hall and you'll immediately feel at home. There's a comfortable living room at the front of the house, a handy downstairs cloakroom, and a spacious kitchen at the rear with plenty of room for a breakfast table and chairs. The integrated kitchen appliances are included in the sale and French doors lead directly out into the enclosed rear garden. Upstairs are two well-proportioned double bedrooms and a smart bathroom with a white suite and a shower over the bath.

With gas-fired central heating, double-glazed windows, owned solar panels and an impressive EPC score of B (91), the house should be economical to run too, something we're sure will be high on most buyers' wish lists these days.

"If you're looking for somewhere you can simply move into, unpack your belongings and start enjoying life in your new home, this one could be just the ticket."

"Give us a call and we'll be delighted to show you around!"

WHAT THE AGENT SAYS...

OUTSIDE

Outside, there's the added bonus of your own driveway with room to park a couple of cars, particularly useful when you're living so close to the town centre. There's an enclosed rear garden, it's very much a blank canvas and as it faces south, it gets the sun for most of the day.

Honiton's High Street shops are a short stroll and the town's Tesco supermarket is a five minute drive. The town's railway station is just around the corner and there's a fast road link to Exeter and Junction 29 of the M5 Motorway.

The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.