

CLOSEST SCHOOLS

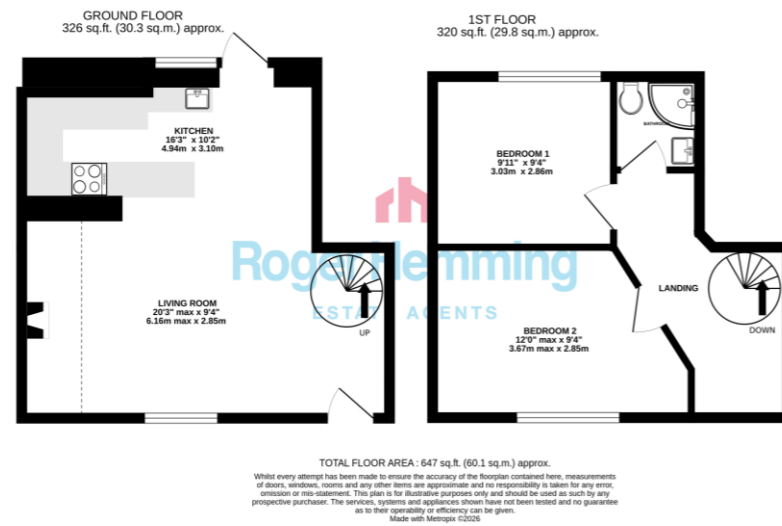
PRIMARY

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



CROOK COTTAGE, COMBE RALEIGH HONITON EX14 4TW

If you're looking for a character country cottage with a realistic asking price that's not too far from town, Crook Cottage could be just the thing. This two bedroom rural home is great value, read on to learn more...

£200,000
 freehold

TYPE
Rural Terraced Cottage

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Modern Shower Room

OUTSIDE
Front Garden & Rear Courtyard

PARKING
Parking Area

HEATING
Electric Panel Heaters
& Woodburning Stove

ENERGY RATING
E / 41



ROGER HEMMING'S VIEW...

Situated on the fringes of the popular East Devon village of Combe Raleigh, this period terraced home offers cosy two-bedroom accommodation that's full of charm and a little bit different from the ordinary. Step through the front door and you'll find yourself in an impressive open-plan living space where exposed stone walls, a large inglenook fireplace and a smart fitted kitchen with mellow beech worktops combine to create a welcoming heart to the home.

A spiral staircase leads to the first floor, where there are two double bedrooms and an attractive modern shower room fitted with a white suite.

The cottage has electric heating, most windows have been replaced with modern double-glazed units, and there's also a wood-burning stove to keep things warm and cosy on those colder winter evenings.

"We don't get to see these smaller rural cottages very often, certainly not at this price! This one's a brilliant alternative to a modern estate property, it has loads of the essential character that an estate house just can't offer."

WHAT THE AGENT SAYS...

OUTSIDE

Crook Cottage has a good-sized level gravelled front garden with a parking space. It's accessed by a five-bar gate and although it requires very little maintenance, it's something of a blank canvas at the moment. The cottage has far reaching views over open countryside and towards Honiton.

The nearby East Devon market town of Honiton is a short drive, it has an excellent range of shops and businesses, as well as a railway station with regular rail services to Exeter and to London Waterloo. The coastal resorts of Sidmouth, Seaton and Lyme Regis are less than half an hour's drive.

(AGENT'S NOTE: Crook Cottage has shared private drainage and a shared private water supply, so it has the advantage of no water or sewerage charges.)