

CLOSEST SCHOOLS

PRIMARY

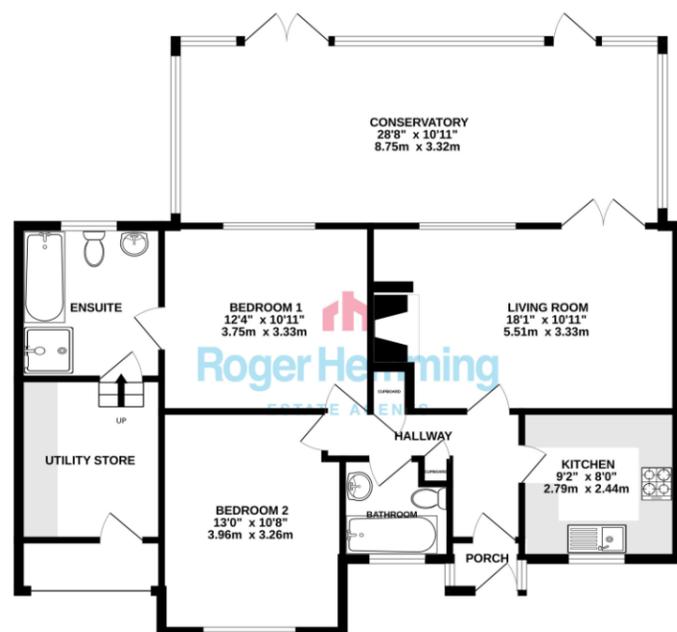
Honiton Primary School
www.honiton-pri.devon.sch.uk

Littleton Primary School
www.littleton.devon.sch.uk

SECONDARY

Honiton Community College
www.honitoncollege-devon.sch.uk

GROUND FLOOR
1139 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, stairs 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 for any prospective purchase. The services, systems and appliances shown here are not intended as such for any particular purpose. Made with Metaphor 0502

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



30 HILL CRESCENT HONITON EX14 2HY

Occupying an elevated position on Honiton's ever-popular Pine Park development, this detached two-bedroom bungalow enjoys far-reaching views at both the front and the rear and it's surrounded by other smart detached homes, which always feels reassuring.

£380,000

freehold

TYPE
Detached Bungalow

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
En-Suite & Family Bathroom

OUTSIDE
Front & Rear Gardens

PARKING
Driveway

HEATING
Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING
91 / B



ROGER HEMMING'S VIEW...

We think this one's a bit of a gem. Step inside and you'll find a warm and welcoming layout, with a handy entrance porch leading into a traditional hallway and on to the principal rooms. The living space is gas centrally heated and fully uPVC double glazed, so it's comfortable all year round.

The kitchen is smart and fitted with integrated appliances already in place, and the cosy living room has the added bonus of a woodburning stove — perfect for those chillier evenings when you want things extra snug. The former garage has been professionally converted to create a generously sized en-suite bathroom to the main bedroom, a really practical upgrade. There's also a second double bedroom and an additional bathroom, so the layout works beautifully for guests or visiting family.

"We're told that the PV solar panels at the property are wholly owned and are not subject to any lease agreement, so they make a worthwhile contribution to the running costs.

Your solicitor will be able to check on the exact details for you."

WHAT THE AGENT SAYS...

OUTSIDE

One of the real highlights here has to be the gardens. They're surprisingly large, yet designed to be easy to maintain, ideal if you'd rather spend your time enjoying the space than constantly working on it. Across the rear of the bungalow stretches a substantial double-glazed conservatory, which makes a brilliant spot for entertaining, relaxing with a book, or simply soaking up the garden views when the sun's out. Out front, there's a good-sized driveway with plenty of room and if you've got a caravan or motorhome, you'll be pleased to know it could easily accommodate that too.

We're genuinely impressed with everything this home has to offer. The location's excellent, the views are lovely, and it's easy to imagine someone settling in here for the long term.