

CLOSEST SCHOOLS

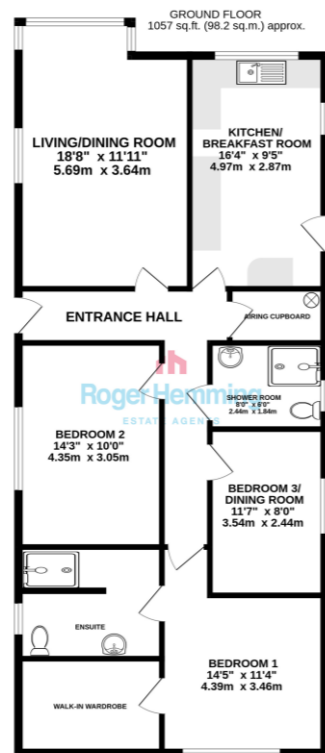
PRIMARY

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

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

SECONDARY

Honiton Community College  
[www.honitoncollege-devon.sch.uk](http://www.honitoncollege-devon.sch.uk)



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the description contained herein, 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.  
 Made with Metropix CS202

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



## 18 TOWER WAY DUNKESWELL EX14 4XR

You're going to be pleasantly surprised by just how much living space this detached bungalow offers – we certainly were! Now, we won't pretend it doesn't need a bit of love and attention, but that's all reflected in the price. Look beyond the cosmetics and you'll see the real value here... it's a great opportunity and definitely one that deserves a closer look.

**£250,000**  
 freehold

**TYPE**

Detached Bungalow

**BEDROOMS**

2/3

**RECEPTION ROOMS**

1/2

**BATHROOMS**

Shower Room & En-Suite

**OUTSIDE**

Front & Rear Gardens

**PARKING**

Garage & Driveway Parking

**HEATING**

Economy 7 Electric Heating  
uPVC Double-Glazing

**ENERGY RATING**

42 / E



## ROGER HEMMING'S VIEW...

The property has been well cared for over the years and it has uPVC double glazing and modern high heat-retention electric heaters, so the essentials are in place. You may wish to add your own decorative touches over time, but the bungalow offers excellent fundamentals – and three-bedroom detached homes at this price point are rare.

Step into the entrance hall and you'll find a comfortable living room with space for dining, creating a sociable everyday area. To the front, the generous kitchen-breakfast room provides ample workspace, storage, and room for informal dining. The flexible layout includes three double bedrooms, one currently used as a separate dining room. The main bedroom features an en-suite shower room and walk-in wardrobe, while a second shower room serves the rest of the home.

"If you've been searching for a sensibly priced detached bungalow in Devon, this one in Dunkeswell's popular Highfields development is well worth a look.

There's a great chance to make it your own, this could be a really exciting opportunity.

Shall we show you around?"

**WHAT THE AGENT SAYS...**

## OUTSIDE

Outside, 18 Tower Way sits on a good-sized, level plot with lawned gardens to both the front and rear. There's also a single garage and driveway parking for a couple of cars, which is always handy.

The Highfields residential development has a well-stocked convenience store and Post Office, a social club and a playgroup. 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.