

CLOSEST SCHOOLS

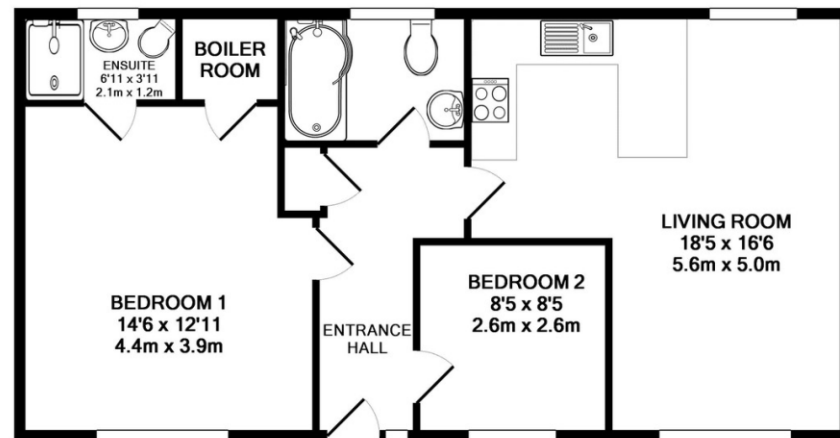
PRIMARY

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



TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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:
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To see more details on this and all our homes go to
www.rogerhemming.co.uk



**8 POTTERS STILE
DUNKESWELL EX14 4XA**

You'll immediately appreciate the thought that has gone into the design of this smart modern semi-detached bungalow. Built with easy maintenance and sensible running costs very much in mind, it offers comfortable, energy-efficient living in a pleasant traffic-free setting.

£225,000
freehold

TYPE

Semi-Detached Bungalow

BEDROOMS

2

RECEPTION ROOMS

1

BATHROOMS

Bathroom & En-Suite

OUTSIDE

Patio & Compact Garden

PARKING

Private Driveway Parking

HEATING

Air Source Heat Pump
Central Heating

ENERGY RATING

78 / C



ROGER HEMMING'S VIEW...

Step inside and you'll find a welcoming entrance hall leading through to a bright open-plan living room and a smart, well-equipped fitted kitchen area. The kitchen has plenty of storage and working space, with quality integrated appliances included in the sale. The main bedroom has a useful en-suite shower room with a large walk-in shower and a second WC, while there's also a further bedroom and a modern family bathroom with a shower over the bath.

The bungalow is highly insulated and features air-source heat-pump central heating together with economical solar water heating panels, helping to keep energy costs to a minimum. Priced to sell, this is a fantastic opportunity for anyone looking for a modern, economical and easy-to-manage home in a Devon village setting. Call us now to find out more.

"Built by Westwards of Newton Abbot, this home's been thoughtfully put together with efficiency in mind. Air source heat pump underfloor heating, solar water heating, high levels of insulation and quality double glazing all work quietly in the background to keep running costs sensible, something that makes a real difference day to day. The 78/C EPC rating speaks for itself."

WHAT THE AGENT SAYS...

OUTSIDE

Outside, Number 8 has its own private parking space together with compact, easily managed gardens and a level patio area, perfect for sitting out and enjoying the sunshine.

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.