

CLOSEST SCHOOLS

PRIMARY

Broadhembury

CofE Primary School

www.broadhembury.devon.sch.uk

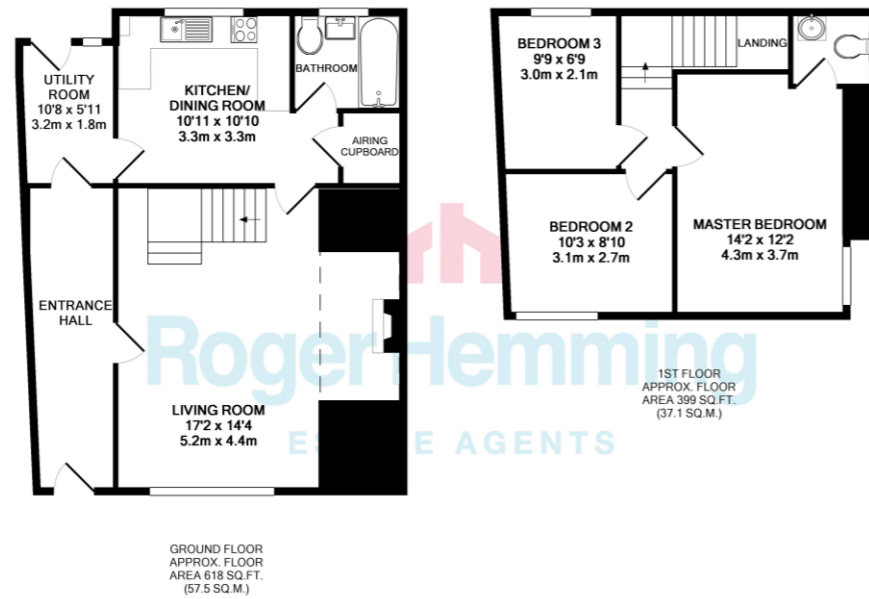
Upottery Primary School

www.upottery-primary.devon.sch.uk

SECONDARY

Honiton Community College

www.honitoncollege-devon.sch.uk



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 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 Seaton, Sidmouth and Lyme Regis are all within half an hour's drive.



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



**BRAMBLE COTTAGE, TENCERY ORCHARD
DUNKESWELL EX14 4QZ**

This is a lovely 3 bedroom stone-built cottage in a popular village location and it offers beautifully presented and surprisingly spacious accommodation. It has lots of period features, a smart modern kitchen-diner, parking and a neat rear garden.

£305,000

freehold

TYPE
Grade II Listed Cottage

BEDROOMS
3

RECEPTION ROOMS
1

BATHROOMS
1 + En-Suite Loo

OUTSIDE
Front & Rear Gardens

PARKING
Off-Road Parking

HEATING
Underfloor/Electric Panel Heating
Sealed Unit Double-Glazing

ENERGY RATING
EPC Not Required



ROGER HEMMING'S VIEW...

We love this beautifully presented stone-built thatched cottage and we're sure you will too! It's nestling in the old part of the popular East Devon village of Dunkeswell in a designated Area of Outstanding Natural Beauty. The well-proportioned Grade II listed living space has surprisingly high ceilings and many of the original timbers are exposed, which adds to the character of the property. The cottage has a mix of underfloor and digital electric panel heaters and the windows are custom built double-glazed units. There's a spacious hallway with a real Oak floor and latch & brace timber doors lead through to the principal rooms. The comfortable living room has a wonderful Inglenook fireplace with a wood-burning stove and an open plan staircase leads upstairs. To the rear is a smart modern kitchen-dining room with a useful utility room, and an attractive bathroom with a shower over the bath. There are three bedrooms upstairs, a large double and two good sized singles. The master bedroom has a handy en-suite loo.

"I love this very special property and I'm sad to be leaving. It's got the best of both worlds, it has so much character, yet it doesn't need much looking after."

WHAT THE OWNER WILL MISS

OUTSIDE

Bramble Cottage has a parking space and a neat enclosed rear garden, with a sunny patio area just perfect for sitting out and for barbecues during fine weather. There's a parking area immediately behind.

The newer part of the village has a well-stocked convenience store and Post Office, a doctors' surgery, a hairdressers and a playgroup. The nearby market town of Honiton has an excellent range of day to day facilities and a railway station with regular services to Exeter and London Waterloo. The coastal resorts of Seaton, Sidmouth and Lyme Regis are all within half an hour's drive.

If you're searching for your own little piece of Devon's glorious Blackdown Hills, this could well be it! There isn't an onward chain, so call us now to see it for yourself...