

CLOSEST SCHOOLS

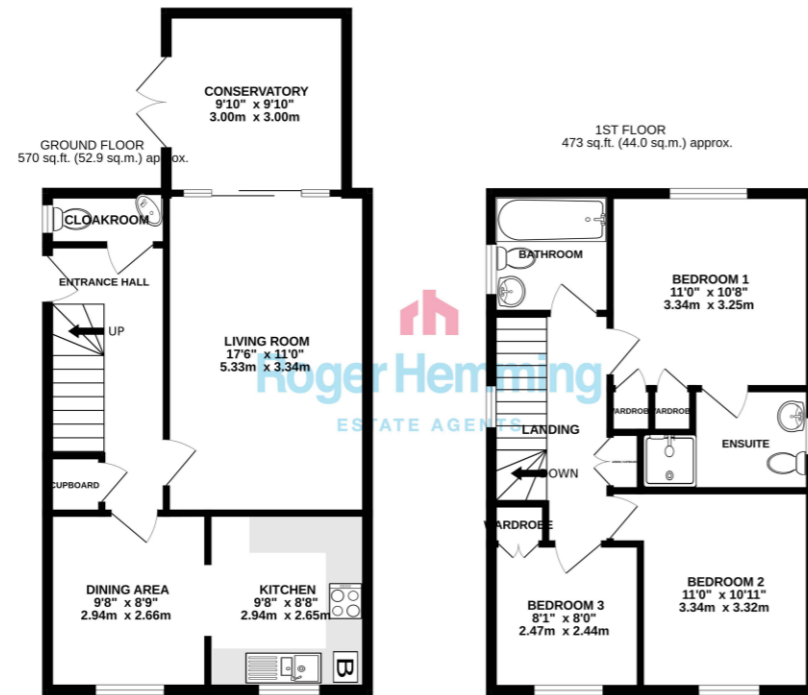
PRIMARY

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



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



**6 WARE COURT
HONITON EX14 2HA**

This is a well-proportioned detached family home with 3 bedrooms, a cloakroom and 2 bathrooms. It has a spacious kitchen-dining room and a useful conservatory. We think it's great value and there's no onward chain either!

£335,000

freehold

TYPE
Detached House

BEDROOMS
3

RECEPTION ROOMS
2

BATHROOMS
Cloakroom, En-Suite & Bathroom

OUTSIDE
Conservatory & Rear Garden

PARKING
Garage & Parking

HEATING
Gas Central Heating,
Double-Glazing

ENERGY RATING
C / 69



ROGER HEMMING'S VIEW...

Occupying a convenient spot on one of Honiton's most popular residential developments, this is a well-proportioned modern detached house offering comfortable family living space.

There's no onward chain with this one, it's presented in excellent general order throughout and the gas centrally heated and uPVC double-glazed accommodation has an entrance hall with a handy cloakroom, a good sized fitted kitchen with a family dining area and a large living room with patio doors leading out into the conservatory. Upstairs are three generous bedrooms, the master bedroom has an en-suite and built-in wardrobes, whilst the attractive family bathroom has a white suite with a shower over the bath.

"This has been a great family home, it's surprisingly spacious and we're so sad to be moving on. It's been really handy for Tesco which just a few minutes walk."

WHAT THE SELLER SAYS...

OUTSIDE

6 Ware Court is tucked away in the top corner of this popular cul-de-sac and it's surrounded by a mix of similar family homes. Number 6 has a walled rear garden and a useful conservatory. There's a garage close by with ample off-road parking as well.

Honiton's Tesco supermarket is close and the town's High Street shopping centre is a five minute drive.

Honiton has a fast road link to Exeter and Junction 29 of the M5 Motorway. The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive. As you might guess, we're very impressed by this modern home, if you're interested in taking a look for yourself, you need to call us now!