

CLOSEST SCHOOLS

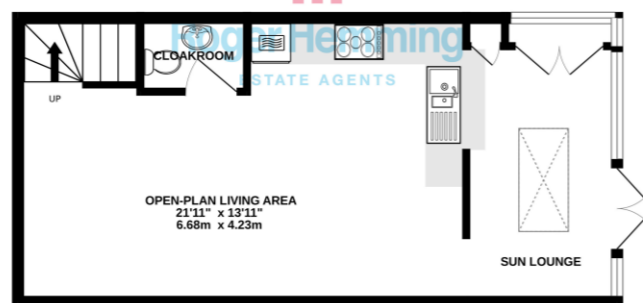
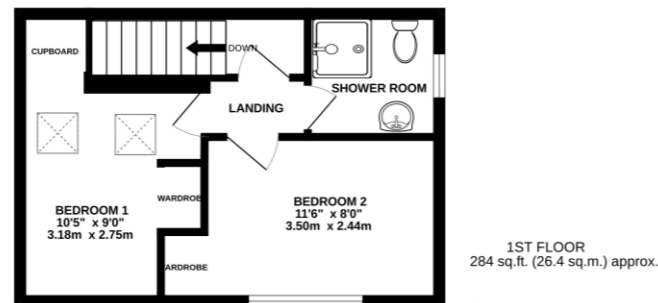
PRIMARY

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

Littletown Primary School
www.littletown.devon.sch.uk

SECONDARY

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



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.

TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.

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



8A CLAPPER LANE HONITON EX14 1QH

You'll be surprised at the size of the living space this wonderful town-centre cottage offers! It's in a quiet tucked-away spot close to Honiton's High Street shops and it has a garden and off-street parking as well.

£220,000

freehold

TYPE
Attached Town Cottage

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Cloakroom & Shower Room

OUTSIDE
Compact Garden

PARKING
Private Off-Road Parking

HEATING
Electric Heating,
Double-Glazing

ENERGY RATING
E / 54



ROGER HEMMING'S VIEW...

Perhaps one of Honiton's best kept secrets, this very special town-centre cottage occupies a quiet spot hidden behind the High Street. We believe it may have been a stable building or workshop in a former life and it now provides wonderful open-plan living space with two double bedrooms.

The rather unique accommodation has a handy sun-lounge which is used as a breakfast room and this in turn leads through to the main living area. This bright and comfortable room has a well-equipped modern kitchen with an oven, hob & hood included and there's plenty of storage and working space. The property is double-glazed and it has digital electric heating and a useful woodburning stove. Both bedrooms are upstairs and there's an attractive first-floor shower room with a modern white suite.

"There's no doubt that this cottage is in a great position, it's so handy for the High Street. The rooms are really bright and they're so much bigger than we expected!"

WHAT THE AGENT SAYS...

OUTSIDE

8A Clapper Lane has an easily maintained garden, perfect for sitting out during fine weather. The large shed is included in the sale and there's a brick-paved off-road parking area.

The East Devon market town of 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.

Because of its great location and the quirkiness of the accommodation it offers, this property is likely to appeal to a considerable range of potential buyers. There's no chain either, so if you want to take a look for yourself, you'll need to be quick!