

CLOSEST SCHOOLS

PRIMARY

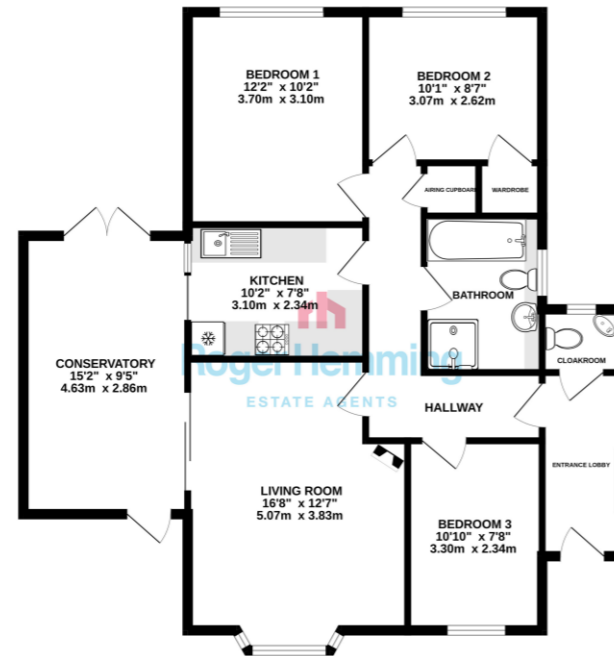
Honiton Primary School  
www.honiton-pri.devon.sch.uk

Littleton Primary School  
www.littleton.devon.sch.uk

SECONDARY

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

GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, stairs 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, fixtures and appliances shown have not been tested and no guarantee is given. Made with Metropix ©2022

## 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](http://www.rogerhemming.co.uk)



## 42 ORCHARD WAY HONITON EX14 1HH

This three bedroom bungalow surely has to be one of the closest detached properties to Honiton's town centre. It's in a convenient tucked-away spot behind the High Street and it's a few minutes' walk from the town's railway station.

**£320,000**  
freehold

**TYPE**  
Detached Bungalow

**BEDROOMS**  
3

**RECEPTION ROOMS**  
1

**BATHROOMS**  
Cloakroom & Large Bathroom

**OUTSIDE**  
Front & Rear Gardens

**PARKING**  
Garage & Driveway

**HEATING**  
Gas Central Heating,  
uPVC Double-Glazing

**ENERGY RATING**  
66 / D



## ROGER HEMMING'S VIEW...

This uPVC double-glazed and gas centrally heated three bedroom bungalow has a traditional entrance hall with a handy cloakroom, there's also a comfortable living room with a feature fireplace and patio doors that lead out into a large conservatory. This pleasant property has a fitted kitchen with modern cream-coloured cupboard and drawer units and several integrated appliances are included in the sale. There's an attractive bathroom with a bath, a separate step-in shower and it has plenty of storage space.

We're really impressed with this property and we were surprised by the space it offers. There's no onward chain either, so if you're wanting a quick move, you could be in sooner than you might think. Call us now to see it for yourself!

## OUTSIDE

*"This bungalow's in a really convenient position as it's so close to all that Honiton town centre is able to offer. It's great range of shops and businesses are a short walk away."*

**WHAT THE AGENT SAYS...**

42 Orchard Way has a compact low-maintenance lawned rear garden with a patio area and a greenhouse. There's a detached garage to the side of the bungalow and an extensive off-road parking area to the front.

Honiton has a fast road link to Exeter and Junction 29 of the M5 Motorway. The town also has a railway station on the Exeter to London Waterloo line. The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.