

CLOSEST SCHOOLS

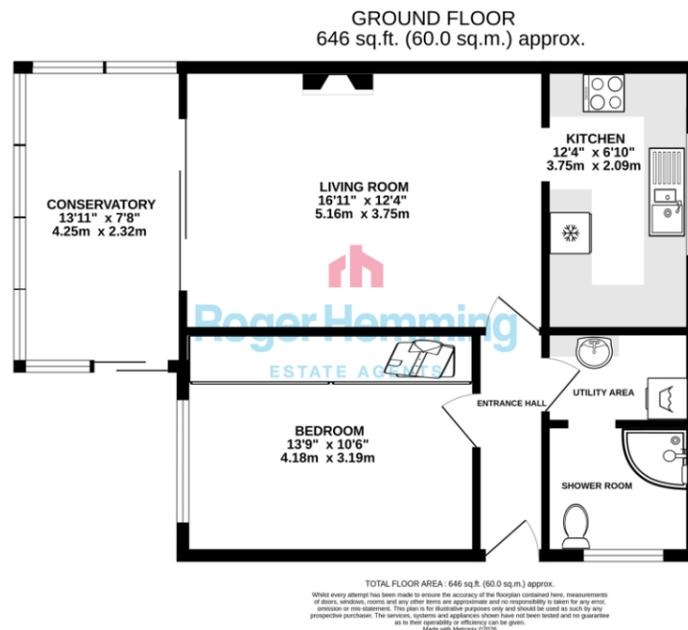
PRIMARY

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.



FIND OUT MORE

Viewing by prior appointment:
 Roger Hemming Estate Agents
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 Honiton EX14 1HA
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To see more details on this and all our homes go to
www.rogerhemming.co.uk



16 ROMAN WAY HONITON EX14 1PT

If Devon is calling and you're ready to swap the rat race for a slower pace, this sweet and sensibly priced bungalow could be just the ticket.

Best of all? There's no onward chain. So if you're keen to be settled in before summer, this one could make it happen...

£200,000
 freehold

TYPE
Detached Bungalow

BEDROOMS
1

RECEPTION ROOMS
1

BATHROOMS
Step-In Shower

OUTSIDE
Front & Rear Gardens

PARKING
Garage & Driveway

HEATING
Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING
70 / C



ROGER HEMMING'S VIEW...

Inside, it's clear this has been a much-loved home. Everything feels bright, fresh and beautifully kept, with calm neutral décor throughout. The welcoming entrance hall leads you into a comfortable living-dining room, a lovely space to relax or host friends and a smart, stylish kitchen with plenty of storage and worktop space. And yes, the integrated appliances are all included, so you can move straight in without the extra expense. The double bedroom has fitted wardrobes with mirrored sliding doors (always a bonus for both storage and sneaky outfit checks), and the modern shower room is attractively finished, with a cleverly designed utility area and space and plumbing for your washing machine. Easy to run and easy to love, this one comes with cavity wall insulation, combi-boiler gas central heating and uPVC double glazing, all working quietly in the background to help keep those bills in check.

"We really like the location of this bungalow. Yes, you can occasionally hear the road in the background during busy times, but the private tucked-away position is great. It's got a huge amount going for it."

Give us a call — let's get you moving!"

WHAT THE AGENT SAYS...

OUTSIDE

Step outside and you'll find a neat, low-maintenance rear garden with far-reaching views across the Otter Valley towards the Blackdown Hills, not a bad backdrop for your morning coffee. There's also a double-glazed conservatory, perfect for soaking up the sunshine when the weather plays nicely. To the front, you've got a single garage and driveway parking, ticking the practical boxes too.

Honiton's High Street shops are within walking distance and the town's Tesco supermarket is a short drive. The town has a railway station and 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.