



GROUND FLOOR  
APPROX. FLOOR  
AREA 1152 SQ.FT.  
(107.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 539 SQ.FT.  
(50.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1692 SQ.FT. (157.2 SQ.M.)

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.  
Made with Metroplan 6/2019

## 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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## DELFIN DUNKESWELL EX14 4QH

This is a really well-proportioned detached chalet bungalow occupying a good-sized level plot. It has three bedrooms, three bathrooms, a large living room and a super kitchen-diner. There's a gated rear garden, plenty of off-road parking and a useful double garage.

**£425,000**  
freehold

## TYPE

Detached Chalet Bungalow

## BEDROOMS

3 Doubles

## RECEPTION ROOMS

1

## BATHROOMS

1 + 2 En-Suites

## OUTSIDE

Front & Rear Gardens

## PARKING

Double Garage & Driveway

## HEATING

Oil Central Heating,  
uPVC Double-Glazing

## ENERGY RATING

D / 59



## ROGER HEMMING'S VIEW...

This is an interesting detached chalet bungalow with large, bright rooms and it provides comfortable and flexible family living space in a pleasant village location. The accommodation has traditional cavity walls, oil fired central heating and uPVC double-glazed windows and doors. The entrance hall leads through to a spacious 20' dual-aspect living room which has a woodburning stove. There are two ground floor double bedrooms, one has an en-suite and there's a modern bathroom as well. To the rear is an attractive full-width family kitchen-dining room with a utility room and there's plenty of storage and working space. Sliding doors then lead out onto the brick-paved patio area and the garden. The property has a spacious first-floor master bedroom with a dressing area and a second en-suite. The wide landing could easily be used as a study area if needed.

We love this spacious and flexible home, it's so much bigger than we expected it to be, it is really rather special!"

WHAT THE AGENT SAYS...

## OUTSIDE

Delfim is well-placed on a large level plot with a tarmac turning and parking area to the front. A long gated driveway leads to a further parking area and a double garage. There's a good-sized enclosed rear garden with a lawn and shrub borders. Immediately behind the bungalow is a brick-paved patio area, perfect for entertaining and barbecues during fine weather.

The village of Dunkeswell has a handy convenience store and post-office. There's also a doctors surgery, a hairdressers, an Indian restaurant and a thriving social club. The coastal resorts of Sidmouth, Seaton and Lyme Regis are all less than half an hours drive.