



## 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  
Conway House, New Street  
Honiton EX14 1HA  
T: 01404 45343  
E: [roger@rogerhemming.co.uk](mailto:roger@rogerhemming.co.uk)

To see more details on this and all our homes go to  
[www.rogerhemming.co.uk](http://www.rogerhemming.co.uk)



## 35 FAIRFIELD GARDENS HONITON EX14 1DW

We were really impressed by everything this lovely retirement cottage has to offer. Tucked away in a quiet, private spot within Honiton's popular Fairfield Gardens community for the over 55s, it feels peaceful from the moment you arrive.

**£160,000**  
freehold

**TYPE**  
Retirement Cottage

**BEDROOMS**  
2

**RECEPTION ROOMS**  
1

**BATHROOMS**  
2

**OUTSIDE**  
Communal Gardens

**PARKING**  
Residents' Parking

**HEATING**  
Economy 7 Heating,  
Double-Glazing

**ENERGY RATING**  
tbc



## ROGER HEMMING'S VIEW...

Step inside and you're welcomed by a traditional entrance hall, complete with a handy shower room and WC. To the right is a smart, modern kitchen with plenty of storage space, while to the rear you'll find a cosy living room with a feature fireplace and room for a dining table and chairs. One of the real highlights is the large double-glazed conservatory stretching across the back of the property — a perfect spot to relax and enjoy watching the birds in the garden.

Upstairs, there are two comfortable bedrooms: a good-sized double with fitted wardrobes along one wall, and a single room ideal for visiting guests. There's also an attractive, modern bathroom fitted with a classic white suite.

Another great bonus is the large walk-in loft, accessed from the first floor landing — incredibly useful for storage...

"This modern, low-maintenance home is surrounded by beautifully kept communal gardens, and we particularly loved how every window looks out onto trees and shrubs, it really brings the outside in.

There's plenty of private parking, and the property itself sits at the end of a short walkway, adding to the sense of privacy."

## WHAT THE AGENT SAYS...

## OUTSIDE

35 Fairfield Gardens occupies a convenient spot close to the town centre, it's shops and businesses are a short walk although a small hill is involved. Honiton's railway station is close by, with regular rail services to Exeter and London Waterloo.

The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.

**OUTGOINGS:** The property is FREEHOLD and has a service charge of c.£250 a month. Your solicitor will be able to provide you with the details of this and what it covers in due course.