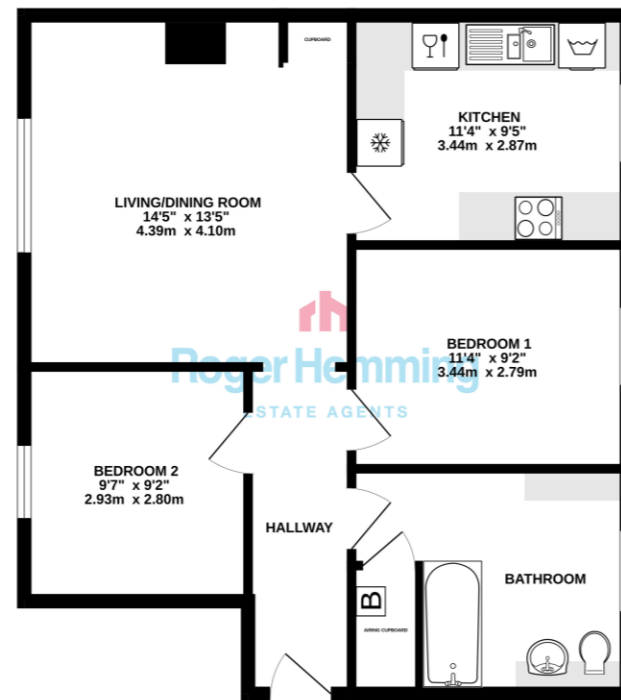


GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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

With around 2000 residents, West Hill is a prestigious village, located 8 miles east of Exeter and 10 miles west of Honiton. Ottery St Mary is the closest town, just 2 miles away and offering all the usual town amenities including the Town Council, banks, a library, police station, shops, as well as several pubs and places to eat. West Hill itself has its own amenities in the form of a Morrisons convenience store, a garage and several other small shops.



FIND OUT MORE

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To see more details on this and all our homes go to

www.rogerhemming.co.uk



FLAT 2 PERRY MANOR WEST HILL EX11 1XA

This is an interesting first-floor flat in a great location and it's unusual in that it has its own garden and a single garage. It has two double bedrooms, a comfortable living room and a smart modern kitchen with integrated appliances.

£245,000

leasehold

TYPE
First Floor Flat

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Modern White Bathroom

OUTSIDE
Private Garden

PARKING
Single Garage

HEATING
Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING
C / 71



ROGER HEMMING'S VIEW...

Occupying a pleasant spot in a quiet residential cul-de-sac, we're seriously impressed by everything this bright & spacious first-floor flat is able to offer. We understand that the main part of Perrys Manor was constructed during the early 20th Century and that it may well have incorporated a smaller existing building at that time. The house was subsequently divided into four well-proportioned flats, possibly during the 1930s. There's a communal entrance hall with a large storage cupboard and stairs then lead up to Flat 2. The gas centrally heated and uPVC double-glazed living space is presented in first-class general order and it's clear that it's been carefully maintained. The property has an entrance hall, a comfortable living-dining room, a smart fitted kitchen with integrated appliances, two double bedrooms and an attractive modern bathroom with a contemporary white suite.

"West Hill has always been rather special and we don't often see village properties in this price range. It's in a quiet yet convenient spot, just a few minutes walk from the Morrison convenience store."

WHAT THE AGENT SAYS...

The 199 year lease was granted on 25th March 1975. Ground rent is £75 a year and 2 Perrys Manor is responsible of 25% of the ongoing maintenance costs of the building.

OUTSIDE

How many flats do you see with their own garden and a garage? Not many! Flat 2 Perry Manor is unusual in that it has its own good-sized garden to the front with two useful sheds, access to a large external store room and there's also a single garage in a block to the rear.

Nearby Ottery St Mary has excellent lines of communication as it's a few moments drive from the A30 trunk road. It links the town to Honiton and to Junction 29 of the M5 Motorway at Exeter. The village of Whimble has a railway station with regular services to London Waterloo and Exeter. The seaside resorts of Seaton, Sidmouth and Lyme Regis are all within half an hour's drive.