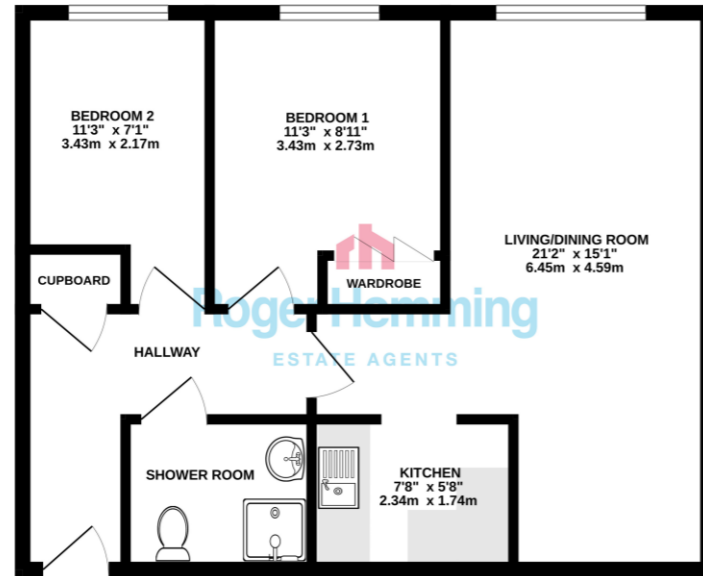


GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 551 sq ft (51.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, doors 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 Metagage 6/2014

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:
Roger Hemming Estate Agents
Conway House, New Street
Honiton EX14 1HA
T: 01404 45343
E: roger@rogerhemming.co.uk

To see more details on this and all our homes go to
www.rogerhemming.co.uk



25 KINGS GARDENS HONITON EX14 1FL

This is an impressive first-floor retirement flat with two bedrooms and it's in a great position close to the town centre shops and the nearby railway station. It provides modern, secure and level living space at a realistic price.

£120,000
leasehold

TYPE
Retirement Flat

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Shower Room

OUTSIDE
Communal Gardens

PARKING
Resident Parking

HEATING
Economy 7 Electric Heating,
Secondary Double-Glazing

ENERGY RATING
81 / B



ROGER HEMMING'S VIEW...

This is a carefully presented first floor flat in Kings Gardens, a popular development for those over 55. It's in a quiet and convenient spot, just a short stroll through a private gate into Honiton's High Street.

The property has been beautifully modernised by the current owner and it has two good sized bedrooms, one with built in wardrobes, a modern shower room and a smart fitted kitchen.

Kings Gardens has a lift, an on-site manager, a handy guest suite and a residents' lounge. Each flat has a pull-cord alarm system and an entryphone.

"It's really convenient living here. I'll miss being able to nip to the High Street shops through the secure residents' gate. It's so handy..."

WHAT THE OWNER SAYS...

OUTSIDE

Kings Gardens has pretty communal gardens with a sunny patio seating area and residents' parking.

Honiton has 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.

If you're searching for a sensibly priced retirement property in East Devon, this could well be it, so call us now!

OUTGOINGS:

There are c.116 years remaining on the lease. The current monthly maintenance charge is c.£240.00. Your solicitor will be able to confirm this and exactly what this charge covers.