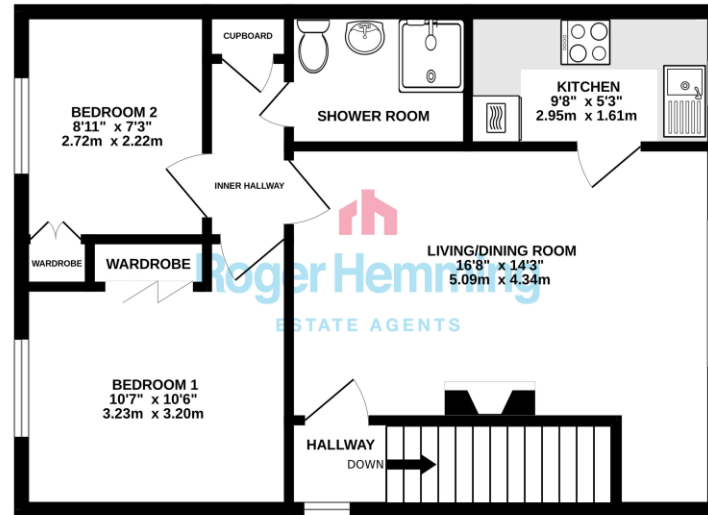


GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 is given as to their operability or efficiency on the date.
Made with MapInfo 12.0.0.1

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



43 KINGS GARDENS HONITON EX14 1FL

Priced to sell, this is a first-floor retirement flat with two double bedrooms and it's in a convenient spot close to the shops and the nearby railway station. It provides comfortable and secure town-centre living space.

£95,000
leasehold

TYPE
Retirement Flat

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Shower Room

OUTSIDE
Communal Gardens

PARKING
Resident Parking

HEATING
Electric Heating,
uPVC Double-Glazing

ENERGY RATING
tbc



ROGER HEMMING'S VIEW...

Occupying a convenient spot just a short stroll from Honiton's High Street, this is a well-proportioned first floor flat in the popular King's Gardens retirement development. The properties are exclusively for residents aged 55 and over and there's an on-site manager with a pull-cord alarm system, a residents' lounge and a handy guest suite. The property has two good sized bedrooms, both with fitted wardrobes, a modern shower room and a fitted kitchen. The development has attractive communal gardens and secure gated pedestrian access through to the High Street shops and businesses.

It's fair to highlight that this flat might benefit from some general updating and redecoration, but it's in a great spot, so when can we show you around?

"Kings Gardens is a really popular development as it's so central. The management costs are also reasonable compared to other developments in the town..."

WHAT THE AGENT 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.£320.00. Your solicitor will be able to confirm this and exactly what this charge covers.