

CLOSEST SCHOOLS

PRIMARY

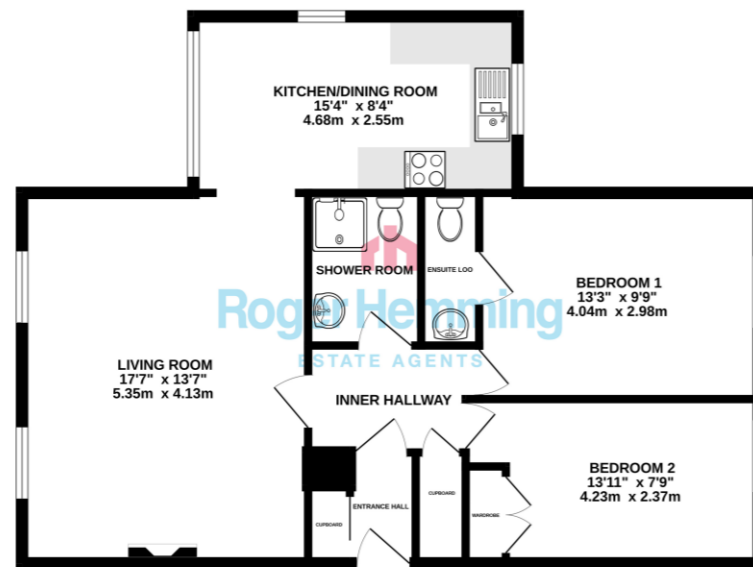
Honiton Primary School
www.honiton-pri.devon.sch.uk

Littleton Primary School
www.littleton.devon.sch.uk

SECONDARY

Honiton Community College
www.honitoncollege-devon.sch.uk

GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq ft. (68.5 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 error, omission or misstatement. 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 operation or efficiency. Call for plans.
Made with SketchUp 2021

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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Honiton EX14 1HA
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To see more details on this and all our homes go to
www.rogerhemming.co.uk



1 PINE GARDENS HONITON EX14 2FJ

This is an impressive 2 bedroom purpose-built flat, it's a great alternative to a bungalow and it's just a short walk from Honiton's town centre. We were amazed at the size of this property, it has plenty of storage space and it's in excellent general order.

£175,000
leasehold

TYPE
Ground-Floor Flat

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Shower Room & En-Suite Loo

OUTSIDE
Front Patio Garden

PARKING
Garage & Off-Road Parking

HEATING
Economy 7 Electric Heating

ENERGY RATING
tbc



ROGER HEMMING'S VIEW...

If you're searching for a low-maintenance modern home at a sensible price, how about this one?

This smart ground-floor flat is reached by a communal hallway and a short flight of stairs, it has its own welcoming entrance hall which leads to the principal rooms. There's a well-proportioned living room with views across the Otter Valley and a large kitchen with the space for a table and chairs. The flat has a good-sized master bedroom with fitted wardrobes and a handy en-suite loo, and there's a second double bedroom with a built-in wardrobe. The bathroom has a step-in shower cubicle and a second loo.

This is a very special property, there's no doubt it's been priced to sell and there's no onward chain, which is always a benefit in today's market.

"This flat has so much going for it. It's much bigger than we expected, it has views across the valley and there's always something to see."

WHAT THE AGENT SAYS...

OUTGOINGS

The original lease is currently being extended and will be in excess of 150 years. This will be confirmed by the solicitors during the conveyance.

Ground Rent: c.£83.46 per annum
Service Charge: c.£1,016.14 per annum

OUTSIDE

Unusually, there's a single garage beneath the flat with access from the rear of the building. There's also a small patio garden and lawned area to the front. Honiton's High Street shops and businesses are a short stroll.

The town offers an excellent range of day to day facilities and the railway station is a fifteen minute walk. 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.

Call us now on 01404 45343 to see this fine property for yourself...