



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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

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

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



27 KINGS GARDENS HONITON EX14 1FL

This is quite possibly the smartest and best-equipped 2 bedroom retirement flat in town! It's been thoughtfully modernised and improved by the present owners and there's nothing at all left to do. Read on to learn more...

£130,000
leasehold

TYPE
Retirement Flat

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Shower Room

OUTSIDE
Communal Gardens

PARKING
Resident Parking

HEATING
Digital Electric Heating,
uPVC Double-Glazing

ENERGY RATING
81 / B



ROGER HEMMING'S VIEW...

This very impressive two bedroom retirement flat occupies a quiet first floor position at the rear of the popular Kings Gardens development.

The current owners have carefully upgraded the well-proportioned living space and it now provides stylish modern accommodation with digital electric heating and uPVC double-glazed windows. It's been beautifully decorated, there's a smart new kitchen with plenty of storage space and the integrated appliances are included in the sale. The flat has a comfortable living room with a useful dining area and bedroom 1 has fitted wardrobes. There's a wonderful new shower room with a built-in laundry cupboard and washing machine.

"We've sold quite a few of these properties over the years, but never one like this! It's clear that so much effort's gone into the modernisation, you really do need to see number 27,

WHAT THE OWNER SAYS...

OUTSIDE

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. The development has pretty communal gardens with a sunny patio seating area and residents' parking. There's a handy security gate through to the High Street shops, so they're only moments away. Honiton has a railway station with regular 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:

There are c.115 years remaining on the lease. The current monthly maintenance charge is c.£254.00. Your solicitor will be able to confirm this and exactly what this charge covers.