

CLOSEST SCHOOLS

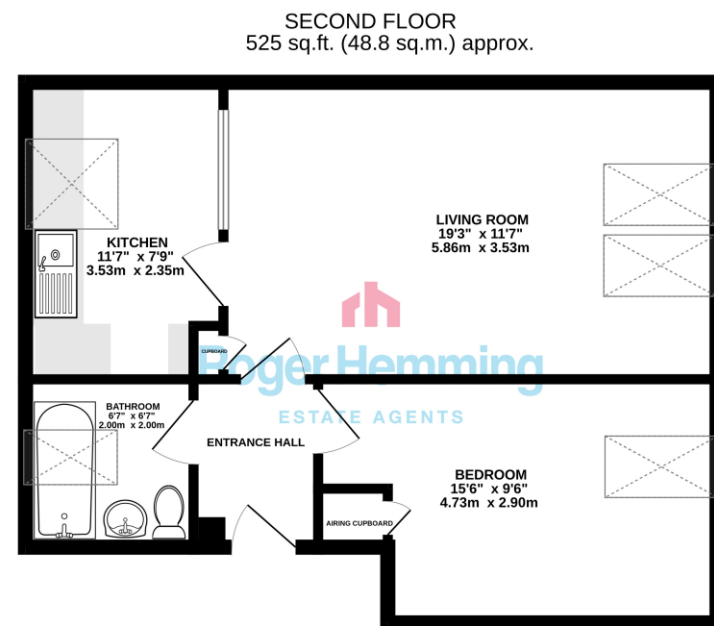
PRIMARY

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



TOTAL FLOOR AREA: 525 sq.ft. (48.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions of the customer. The 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 floorplan 10/2025

LOCATION

The East Devon market town of Honiton has excellent lines of communication as it lies 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
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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



19 MEADOWS CRESCENT HONITON EX14 2UZ

Representing great value, this is a bright, modern top-floor flat in a popular location and it's a short stroll from the town centre. There's no chain, it's carefully presented and certainly priced to sell. When can we show you around?

£100,000
 leasehold

TYPE
Second Floor Flat

BEDROOMS
1

RECEPTION ROOMS
1

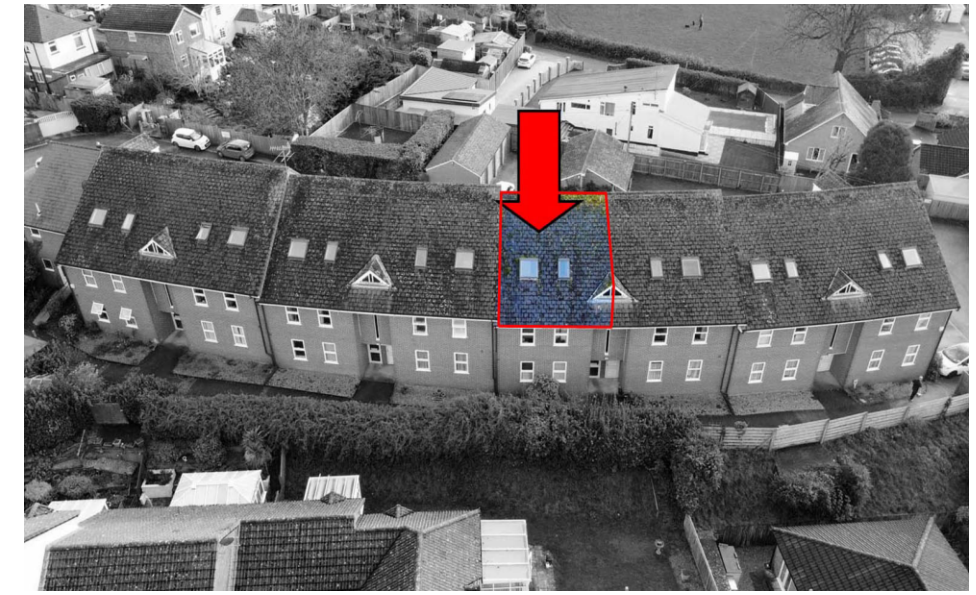
BATHROOMS
1 Bathroom

OUTSIDE
Communal Gardens

PARKING
Private Parking

HEATING
Electric Heating
Double-Glazing

ENERGY RATING
tbc



ROGER HEMMING'S VIEW...

Occupying a convenient spot just a few minutes walk from Honiton's town centre and the railway station, this top-floor flat offers economical, bright and surprisingly spacious accommodation. There's no onward chain with this one, it's been carefully priced to sell and it'd be a brilliant first home for a young buyer or indeed a shrewd long-term buy-to-let investment property. The flat is accessed from a communal stairwell and a private entrance hall then leads into the principal rooms. The living space enjoys a high degree of privacy, as it has large double-glazed Velux-style skylight windows which aren't overlooked. There's a well-proportioned living room and a kitchen with the space for a breakfast table and chairs. The flat has a double bedroom and a bathroom with a contemporary suite. The property has Economy Seven night-storage heaters.

"There can't be many properties available in Honiton at this price, can there?"

"Whilst 19 Meadows Crescent would be a brilliant first home, if it was bought as a buy-to-let investment, we'd suggest a monthly rental income of £575 to £600 to be achievable."

WHAT THE AGENT SAYS...

OUTSIDE

Meadows Crescent has a parking area with visitor parking.

Honiton has an excellent range of shops and businesses within walking distance and the town has a railway station with services to London Waterloo and Exeter. There's 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.

OUTGOINGS: The lease was extended to 200 years in 2008. There's currently a combined service charge and reserve fund contribution of £131.84 a month and your solicitor will be able to confirm what this covers.