

**23 Tremaine Close**

**Tremaine Close, Honiton, Devon, EX14 1FZ**



**PRICE: £170,000**

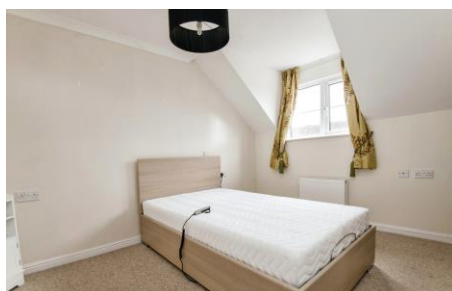
**Lease:**

**Property Description:**

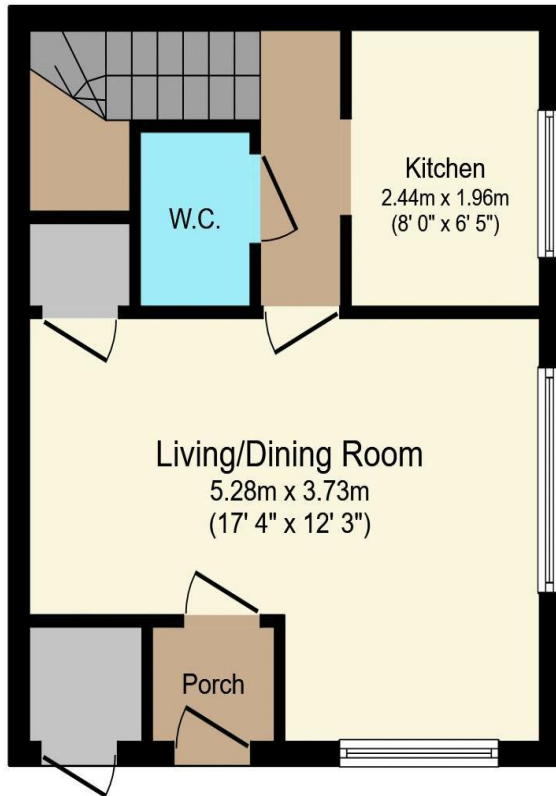
A TWO BEDROOM SEMI-DETACHED RETIREMENT COTTAGE BENEFITING FROM SHARED CAR PORT WITH PARKING SPACE Tremaine Close is comprised of 31 properties. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property has a lounge/dining room, kitchen, two bedrooms, a bathroom and downstairs cloakroom. It is a condition of purchase that residents be over the age of 55 years.

Minimum Age 55  
Communal Gardens  
Development Manager  
Private Parking  
24 hour emergency Appello call system

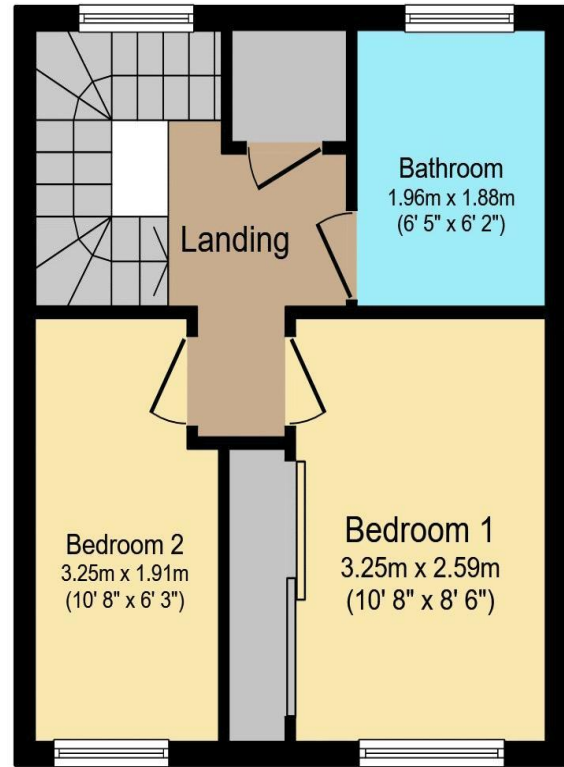
**FREEHOLD**



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



**Ground Floor**



**First Floor**

Total floor area 66.3 m<sup>2</sup> (713 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£N/A**

**Ground Rent Period Review:**

**N/A**

**Annual Service Charge:**

**£3,086.23**

**Council Tax Band:**

**C**

**Event Fees:**

**0% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.