



**Central Place High Street, Honiton EX14 1LP**

**welcome to**

## **Central Place High Street, Honiton**

COMING SOON! Register your interest today and be one of the first to view this refurbished first floor apartment that is simply just a few steps away from the Honiton High Street and yet hidden away in a quiet position.

### **Room Dimensions**

Lounge/Kitchen - 25'06 max x 16'05

Bed 1 - 12'01 x 12'00

Bed 2 - 12'06 x 9'03

Bed 3 - 10'07 x 9'04

### **Specification**

#### **FITTED KITCHEN**

- Matt soft close Greenwich kitchen units in Sandstone and contrasting oak effect worktop
- Integrated Lamona single electric oven with ceramic hob and stainless steel canopy extractor
- Stainless steel single bowl sink with drainer and Rienza Swan Neck Monobloc tap

#### **HEATING**

- Hot water via pressurised (unvented) hot water cylinder
- Rointe programmable (WiFi connected, App controlled), digital electric radiator system provides heating throughout

#### **BATHROOM**

- White sanitary ware, polished chrome -Twin handled bath with polished chrome thermostatic mixer bath/shower tap and compact close coupled toilet.
- Heated (Rointe) towel rail

#### **WC**

- Modern contemporary white sanitary ware with single lever polished chrome taps and compact close coupled toilet. Heated (Rointe) towel rail

#### **-FIRE SAFETY**

- Ceiling mounted smoke and heat detectors and Cat 1

#### **EXTERNAL FINISHES**

- Pedestrian access, finished in tarmac leading to natural stone cobbles.
- Front Door - White satin, contemporary cottage style moulded composite door, with polished chrome furniture and small (obscure) glazed panel.
- Triple glazed windows - white satin wood finish.
- Masonry - Render finish, decorated white.

#### **INTERIOR FINISHES**

- Cottage style fire doors, satin white, with polished chrome lever handles.
- Woodwork finished in white satin wood
- Walls and ceilings finished in white.
- High performance insulation to achieve low energy and acoustic demands, integrated throughout.
- Flooring - (water resistant) Vinyl Click flooring system fitted to relevant areas. Other areas finished with carpet.

#### **Location**

The development is located at Central Place, between the high street and the back of Lace Walk in the centre of Honiton. The town is often referred to as the "gateway to the west" and has a range of modern conveniences including supermarkets, banks, butchers and a diverse and interesting range of individual shops including many antique and book shops, plus a street market. There is a main line rail link for direct trains to London Waterloo and Exeter and a modern hospital.

#### **Please Note**

We will endeavour to use the photographs of the actual property but may also show pictures of the show home, similar plots and/or computer generated images. Our virtual/360 tours will be of the development show homes. Floorplan images may be handed.





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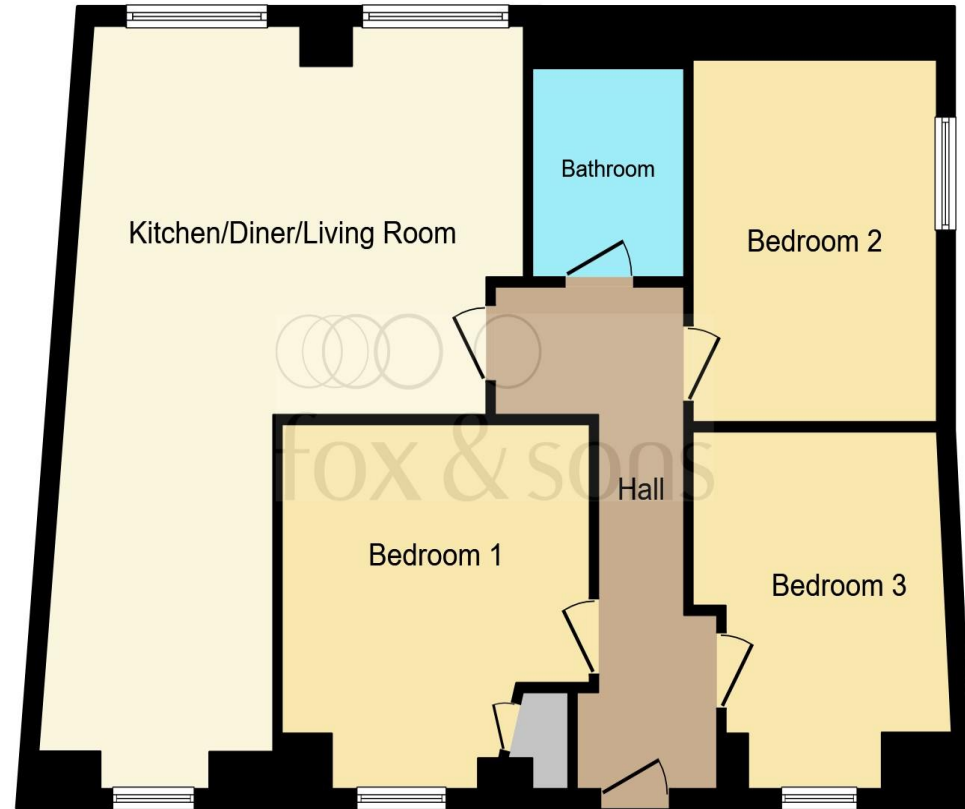
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## Central Place High Street, Honiton

- Refurbished Apartment
- Triple glazed windows
- Rointe programmable (Wi-Fi connected, App controlled) digital electric radiator system
- Modern contemporary bathroom suite
- High quality kitchen fittings with integrated oven

Tenure: Freehold EPC Rating: Exempt

**£160,000**



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). Powered by [www.focalagent.com](http://www.focalagent.com)

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AXM104402 - 0002

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