



Griffin chartered accountants



Apartment 1, Globe Court

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Dowell Street, Honiton, Devon EX14 1DL

Rail Station: 0.4 miles Coast: 9 miles Exeter: 20 miles

A well presented and spacious top floor apartment in the heart of the town.

- Open Plan Living / Kitchen
- Two Bedrooms
- Modern Shower Room
- Gas Central Heating
- Investment Property
- EPC: C
- Leasehold
- Council Tax Band: A

Offers In Excess Of £110,000

SITUATION

Globe Court is an imposing Grade II listed three storey building enjoying a prime central location on the corner of the High Street and Dowell Street at the heart of the market town of Honiton.

Honiton offers a range of amenities including Tesco, Aldi and Lidl supermarkets, an out of town retail park and a diverse and interesting range of independent shops including many antique, bookshops and a twice weekly street market. Mainline rail link for direct trains to London Waterloo and Exeter. The A30 dual carriageway provides quick access to Exeter and Exeter regional airport.

The Regency town of Sidmouth along with popular beaches of Branscombe, Seaton and Lyme Regis are within easy driving distance. Taunton, the County Town of Somerset, lies to the north east and provides a wide range of cultural and educational facilities as well as mainline station on the London (Paddington) line.



DESCRIPTION

This two bedroom apartment is situated in the heart of Honiton. There is an external staircase to the rear which rises to the second floor 'gantry/external landing' with private entrance door into the apartment. Entering the hallway, there are rooms off of to include the shower room with double walk in shower. Open living accommodation with modern fitted kitchen and two bedrooms. Being sold with no onward chain.

OUTSIDE

There is no allocated outside space or parking with the property however Lace Walk Car Park lies on the opposite side of Dowell Street for which annual permits are available from East Devon District Council.

SERVICES

Mains electric, gas, water and drainage, Council Tax Band A

RESIDENTIAL LETTINGS

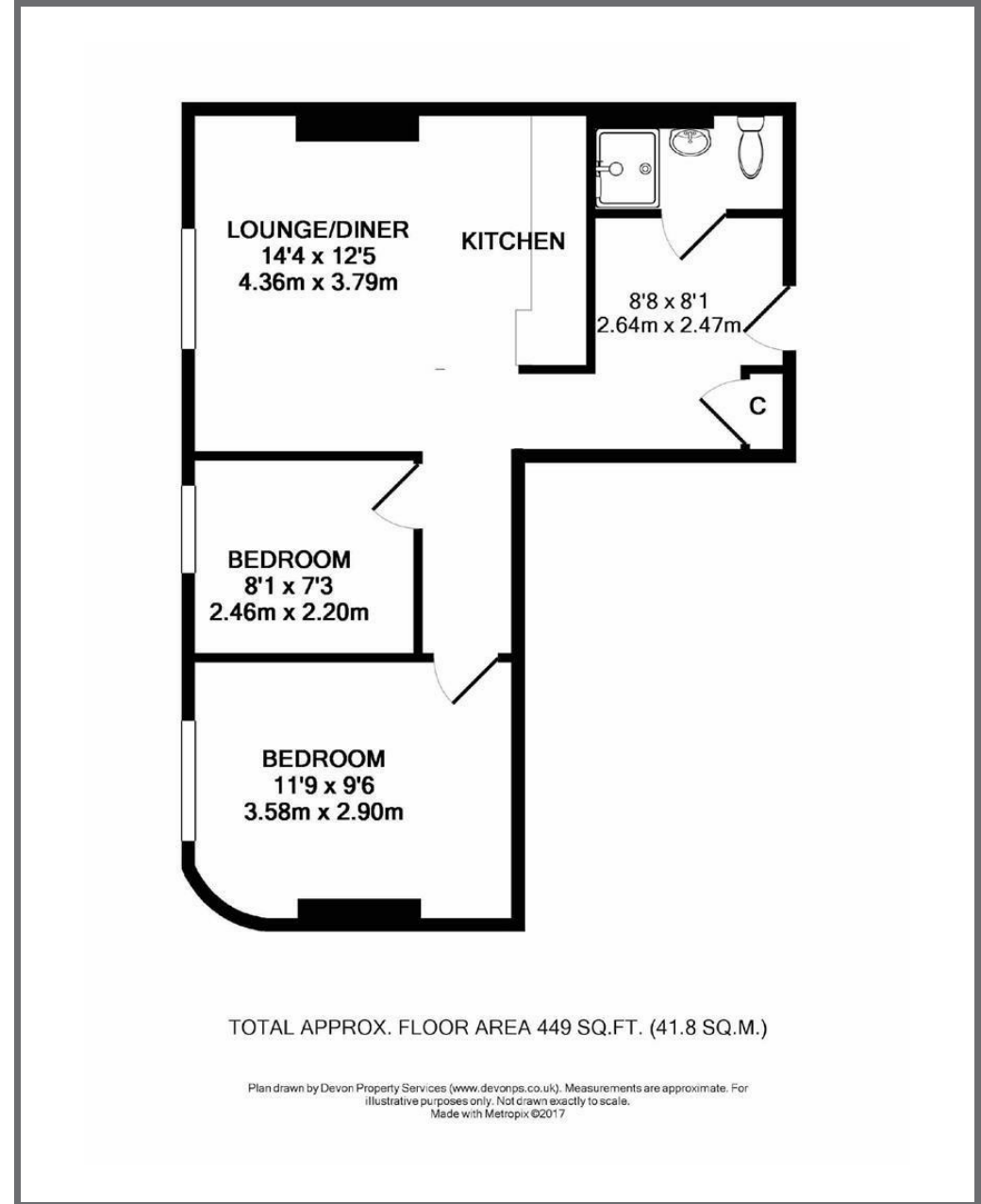
If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

DIRECTIONS

From Stags High Street offices proceed down the High Street in an easterly direction. At the traffic lights turn right into Dowell Street, and the entrance to Globe Court can be found immediately on the left hand side. Apartment 1 can be found at the top of the stairs.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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