

CLOSEST SCHOOLS

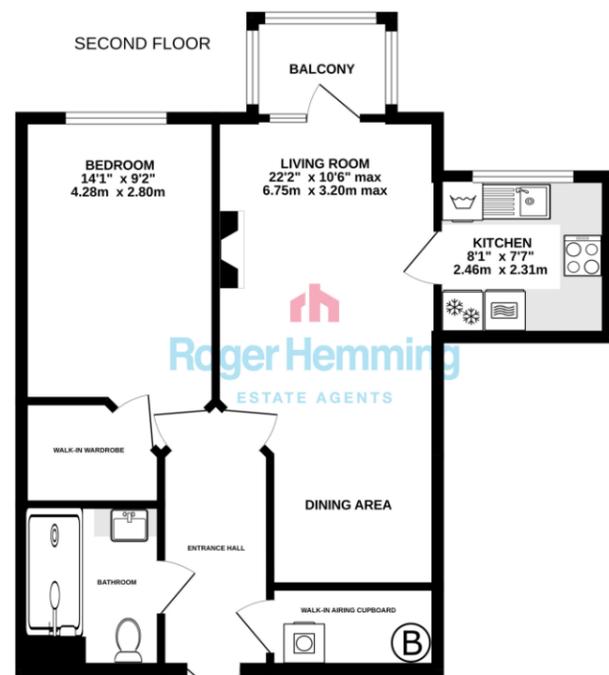
PRIMARY

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: 596 sq.ft. (55.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metrelog 12/2020

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
 Conway House, New Street
 Honiton EX14 1HA
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 E: roger@rogerhemming.co.uk

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



45 OTTER LODGE HONITON EX14 1FD

If you're hoping to retire to East Devon and are looking for an easily maintained and secure apartment, you really ought to be looking at this wonderful second floor home in the market town of Honiton!

£250,000
 leasehold

TYPE
Retirement Apartment

BEDROOMS
1

RECEPTION ROOMS
1

BATHROOMS
Shower Room

OUTSIDE
Communal Gardens

PARKING
Free Off-Road Parking

HEATING
Electric Heating
uPVC Double-Glazing

ENERGY RATING
84 / B



ROGER HEMMING'S VIEW...

This property is just over a year old and it occupies a great position at the rear of the prestigious Otter Lodge retirement development. The apartment has lift access with its own front door and the entrance hall leads on through into the bright, well-proportioned living space. There's a comfortable living room with a handy dining area and a glazed door leads out onto a private balcony, which has views towards the Blackdown Hills. There's a smart fitted kitchen with plenty of storage space and the integrated appliances are included in the sale. The double bedroom has a large walk-in wardrobe with fitted shelving and hanging rails. This lovely property has a spacious bathroom with a contemporary white suite and a level-access shower. There's also a huge walk-in airing cupboard and store-room with a tumble dryer. Otter Lodge is a very special development, it has a residents lounge, a guest suite for visiting friends and relatives and there's free off-road parking and attractive landscaped gardens.

"We were particularly impressed with the amount of storage space available, as there's a huge walk-in airing cupboard and store-room with a tumble dryer."

"This property's presented in as-new condition throughout and we're sure you're not going to be disappointed!"

WHAT THE AGENT SAYS...

OUTSIDE

Honiton has an excellent range of shops and businesses within walking distance and the town has a railway station with regular 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 property is leasehold, with 998 years remaining on the lease, which was granted in June 2024.

*The service charge is currently £1,213.11 payable every six months. Your solicitor will be able to confirm what this covers.

*The annual ground rent is c.1.5% of the annual service charge.