

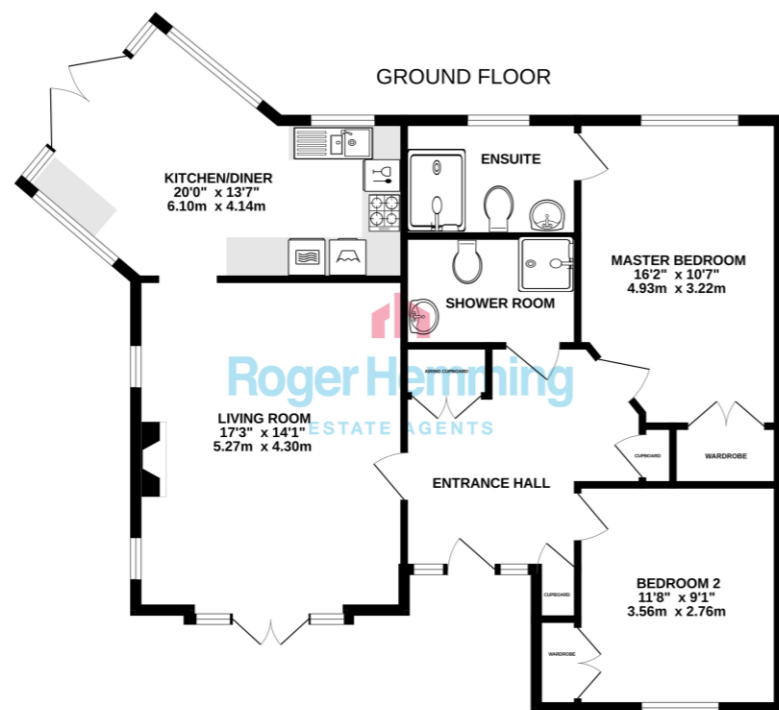
**OUTGOINGS  
LEASE DETAILS**

105 Years Remaining  
Annual Ground Rent: £180.00  
Monthly Maintenance  
Charge: £464.75

**WHAT'S INCLUDED**

- Buildings Insurance
- Personal Alarm System
- Lighting of Communal Areas
- Maintenance of Grounds & Gardens
- Window Cleaning
- External Maintenance
- Use of Gittisham Park Club House
- Mini Bus Service

*(Your solicitor will be able confirm the exact details in due course)*



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of fittings, fixtures, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 Homeplan ©2020

**LOCATION**

The East Devon market town of Honiton has excellent lines of communication lying 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. The seaside resorts of



**FIND OUT MORE**

Viewing by prior appointment:  
Roger Hemming Estate Agents  
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To see more details on this and all our homes go to  
[www.rogerhemming.co.uk](http://www.rogerhemming.co.uk)



**18 THE PADDOCKS  
HONITON EX14 3TU**

Set in a quiet retirement community above Honiton, this lovely two-bedroom bungalow blends comfort, independence, and low-maintenance living, with sunny rooms, thoughtful design, and gardens you don't even have to lift a finger to enjoy.

**£395,000**  
leasehold

**TYPE**  
Retirement Bungalow

**BEDROOMS**  
2

**RECEPTION ROOMS**  
1

**BATHROOMS**  
Bathroom & En-Suite

**OUTSIDE**  
Communal Gardens

**PARKING**  
Allocated Parking

**HEATING**  
Air-Source Heat Pump,  
Double-Glazing

**ENERGY RATING**  
C / 73



## ROGER HEMMING'S VIEW...

The thoughtfully designed layout begins with a bright entrance hall offering plenty of useful storage. This leads through to a comfortable dual-aspect living room, complete with a feature fireplace — an ideal space to relax or entertain family and friends. To the rear, the stylish fitted kitchen-dining room enjoys lovely leafy views through the surrounding trees and comes complete with a range of integrated appliances.

The bungalow features two generous double bedrooms. The principal bedroom benefits from its own smart en-suite shower room, while both bedrooms include built-in wardrobes for easy and practical storage. The main bathroom is fitted with a contemporary white suite and includes a level-access walk-in shower for added convenience. Even better, you can forget about garden maintenance. The communal grounds are professionally looked after as part of the management package, leaving you free to simply relax and enjoy your surroundings.

"There's no onward chain with this fine property, it's beautifully presented and it's absolutely ready for you to move into. When can we show you around?"

## WHAT THE AGENT SAYS...

## OUTSIDE

The Paddocks is a truly special retirement community, beautifully tucked away amongst mature woodland on the sunny southern slopes above the charming East Devon market town of Honiton. With just 22 bungalows set within attractive, well-maintained grounds and accessed via a private drive, this peaceful development offers the perfect balance of independence, security and community living. Number 18 is a particularly appealing semi-detached bungalow, enjoying a picturesque semi-rural setting and clearly cared for to an exceptional standard. Inside, the immaculate accommodation is decorated in soft, neutral tones, creating a calm and welcoming atmosphere throughout.

Practicality is just as impressive as comfort. 18 The Paddocks boasts strong eco credentials, including a C-rated EPC (73), excellent insulation, double glazing and energy-efficient air source heat pump central heating — helping to keep running costs low while maintaining year-round comfort.