

## CLOSEST SCHOOLS

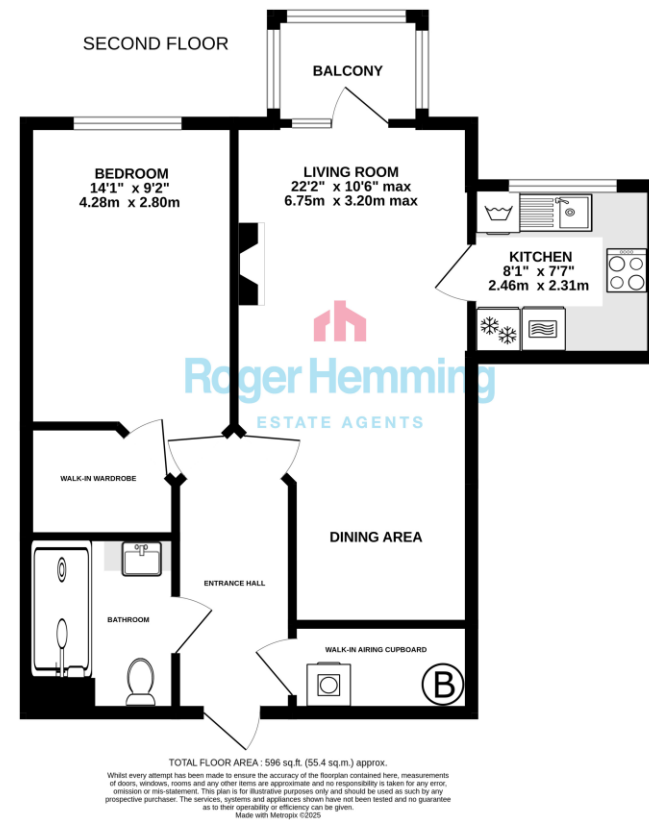
### PRIMARY

Honiton Primary School  
[www.honiton-pri.devon.sch.uk](http://www.honiton-pri.devon.sch.uk)

Littleton Primary School  
[www.littletown.devon.sch.uk](http://www.littletown.devon.sch.uk)

### SECONDARY

Honiton Community College  
[www.honitoncollege-devon.sch.uk](http://www.honitoncollege-devon.sch.uk)



## 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  
 T: 01404 45343  
 E: [roger@rogerhemming.co.uk](mailto:roger@rogerhemming.co.uk)

To see more details on this and  
 all our homes go to  
[www.rogerhemming.co.uk](http://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!

**£237,000**  
 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.