

CLOSEST SCHOOLS

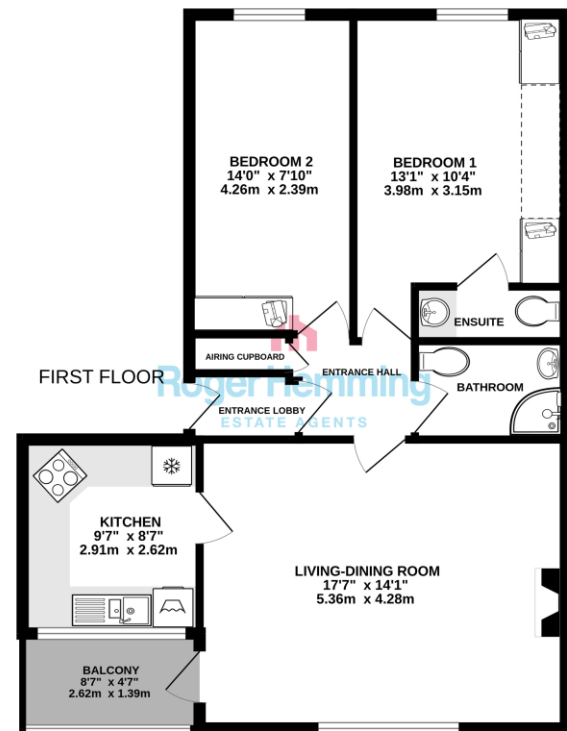
PRIMARY

Honiton Primary School
www.honiton-pri.devon.sch.uk

Littleton Primary School
www.littletown.devon.sch.uk

SECONDARY

Honiton Community College
www.honitoncollege-devon.sch.uk



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.



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



4 PINE GARDENS HONITON EX14 2FJ

You may be surprised by just how much space this light and airy first-floor flat has to offer. There's plenty of handy storage space, which is always useful. It enjoys an elevated position with interesting views towards open countryside from both the front and rear.

£170,000
 leasehold

TYPE
First-Floor Flat

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Shower Room & En-Suite WC

OUTSIDE
Covered Balcony

PARKING
Garage & Off-Road Parking

HEATING
Economy 7 Electric Heating

ENERGY RATING
75 / C



ROGER HEMMING'S VIEW...

4 Pine Gardens has a secure ground-floor communal entrance hall, complete with an entryphone system, and a short flight of stairs leads up to the first-floor landing. Step through the flat's own front door and you'll find a private entrance lobby and hallway leading into the thoughtfully arranged living space. The comfortable living room is a good size, with plenty of room for both a sofa and a dining table and chairs. Alongside is a modern fitted kitchen, with the appliances included in the sale. There are two double bedrooms, both with fitted wardrobes, while the main bedroom also has a handy en-suite WC. The bathroom has been fitted with a walk-in shower.

There's no onward chain with this property, it's available now, so if you're quick, you could even be settled in by Christmas.

"This flat has so much going for it. It's much bigger than we expected, it has views across the valley and there's always something to see."

WHAT THE AGENT SAYS...

OUTGOINGS

The lease remaining is 152 years. This will be confirmed by the solicitors during the conveyance.

Ground Rent: c.£84 per annum
Service Charge: c.£1,400 per annum

OUTSIDE

One of the flat's most appealing features is its large covered and enclosed balcony. It's a lovely spot to sit and enjoy the view, perhaps over a glass of wine on a warm summer evening. The flat also has its own single garage beneath the building, together with a communal parking area for visitors.

The location here is particularly convenient, with Honiton town centre and the railway station both just a short stroll away.

The town offers an excellent range of day to day facilities and Honiton has 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.