Asking Price £114,995 Leasehold

1 Bedroom, Apartment - Retirement

29, Holyshute Lodge Langford Road, Honiton, Devon, EX14 1NU

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Churchill
Sales & Lettings
Retirement Property Specialists

Holyshute Lodge

Holyshute Lodge is a beautiful development on 41 one and two bedroom retirement apartments located in the historic market town of Honiton. The development, which was built by Churchill Living, is well located on the edge of the town centre, ideally placed for the High Street which is home to a number of independent and specialist shops. The town is also host to a street market every Tuesday and Saturday with stalls offering fresh produce, flowers, plants, clothing, jewellery, bric-a-brac, crafts and antiques. Getting out and about in Honiton couldn't be easier. The town is well served by public transport and is on the main Exeter to London rail line.

Holyshute Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Holyshute Lodge has been designed with safety and security at the forefront, The Apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Holyshute Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Holyshute Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

BRAND NEW CARPETS & RECENTLY REDECORATED THROUGHOUT

Welcome to Holyshute Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture. A French door opens to a Juliet balcony and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with ample fitted furniture including two built-in wardrobes providing generous storage. A window keeps this lovely bedroom bright and airy.

The Shower Room offers a curved shower with handrail, a heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing!

Features

- One bedroom first floor apartment
- Recently redecorated throughout and brand new carpets
- Fully fitted kitchen with integrated appliances
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Owners' private car park
- Landscaped gardens
- Lodge Manager available 5 days a week
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year Ending 31st May 2027): £3,596.13 per annum.

Ground rent £653.04 per annum. To be reviewed May 2028.

Council Tax Band B

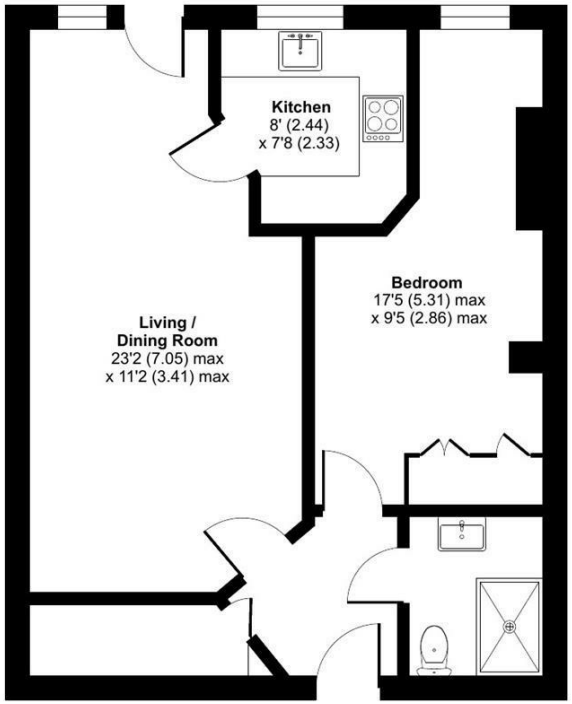
125 lease years commencing 2014

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating in communal areas and in the apartment, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

Approximate Area = 559 sq ft / 51.9 sq m

For identification only - Not to scale



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1497343

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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