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Asking Price £115,000 Leasehold

1 Bedroom, Apartment - Retirement

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

 0800 077 8717

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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

Churchill Sales & Lettings are pleased to be marketing this one bedroom second floor apartment, conveniently located for the lift. The property is in good decorative order with no forward chain.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and offers a range of 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 and space for a low level fridge/freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

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

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



# Features

- One bedroom second floor retirement apartment
- Convenient for the lift
- Good decorative order
- No onward chain
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- 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



# Key Information

Service Charge (Year Ending 31st May 2025):  
£3,344.17 per annum.

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

Council Tax Band B

125 lease years commencing 2014

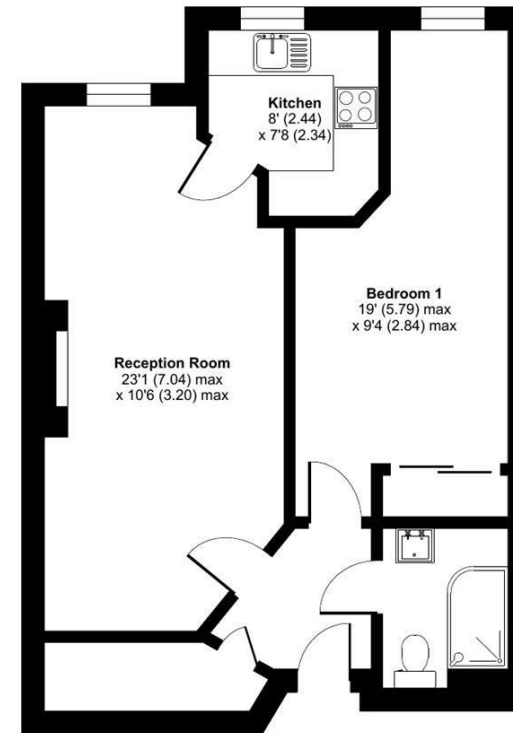
Please check regarding Pets with Churchill Estates  
Management. Any consents given in relation to pets  
are subject to the terms of the lease and any further  
rules and regulations made by Churchill Estates  
Management.

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.

A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.

EPC Rating: B

Approximate Area = 567 sq ft / 52.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Churchill Estate Agents. REF: 1090613

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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