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£1,200 PCM

1 Bedroom, Apartment - Retirement

28 Holyshute Lodge Langford Road, Honiton, EX14 1NU

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



## 28 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 Retirement 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 Retirement 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 Retirement 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 Retirement Living over 60's apartment

Welcome to Langford Road, Honiton - a charming location for this delightful retirement apartment. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With one bedroom and one bathroom, this apartment offers a comfortable living space for those looking to downsize or enjoy retirement living.

One of the highlights of this apartment is the balcony, where you can enjoy a cup of tea while taking in the fresh air and views of the surrounding area. Additionally, the communal gardens provide a lovely outdoor space to unwind and socialise with other residents.

Located in a peaceful neighbourhood, this apartment offers a tranquil setting while still being close to local amenities. Whether you're looking for a peaceful retreat or a community-focused environment, this retirement apartment on Langford Road is sure to meet your needs. Don't miss out on the opportunity to make this charming property your new home.





# Features

- A first floor apartment with PRIVATE BALCONY overlooking the communal gardens
- Lodge manager on site 5 days a week
- Owners lounge
- Parking available
- Beautifully kept communal gardens
- Good access to lift
- RENT INCLUDES WATER & SEWERAGE RATES, HEATING & CARELINE SYSTEM
- Close to local shops & amenities
- Guest suite available for friends and families to use at a discounted rate
- A bright & spacious apartment



# Key Information

Council Tax Band B

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.

LANDLORD PAYS: 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.

## Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

## Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating:

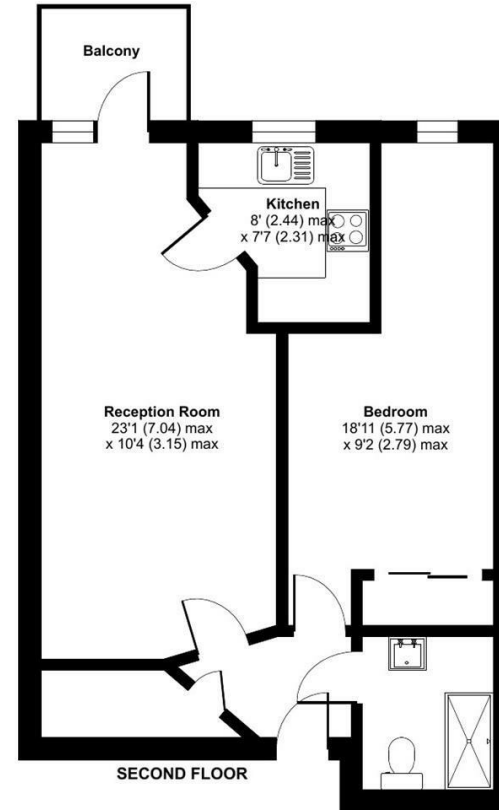


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1119747

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.



Approximate Area = 548 sq ft / 50.9 sq m  
For identification only - Not to scale





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