



Asking Price £355,000 Leasehold

2 Bedroom, Apartment - Retirement

20, Otter Lodge Silver Street, Honiton, Devon, EX14 1FD



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

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Retirement Property Specialists

Otter Lodge

Otter Lodge lies in the heart of the bustling market town of Honiton in Devon. In a prime position to explore the local area, Otter Lodge is the ideal place to enjoy a low maintenance yet active lifestyle.

Within a short walk of the Lodge is a Co-operative convenience store for everyday essentials and the main shopping area along the High Street offers a selection of charming cafes, restaurants and independent retailers. A traditional street market is held three times a week offering fresh produce, plants, clothing, jewellery, crafts and antiques.

There are a number of high street stores in Honiton including Boots, WHSmith, M&S Simply Food, Aldi and a Tesco Superstore as well as independent stores and a variety of cafes and restaurants in which to relax. For everyday banking there is a Post Office in the town centre together with several banks and building societies. With a medical centre, local Hospital and opticians nearby you have everything you need on your doorstep.

Honiton sits on the River Otter and is located in East Devon's Area of Outstanding Natural Beauty which boasts many local beauty spots including magnificent Iron Age Hembury Fort and Blackbury Camp. The Jurassic Coast at Seaton or Beer is a short drive away from Honiton and makes for a great day out with friends and family whilst the Regency town of Sidmouth offers events all year round, so there is always plenty to do.

The Lodge 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.

Otter 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.

Otter 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.

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



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Property Overview

****TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY****

Welcome to Otter Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor retirement apartment. The property is presented in fantastic order throughout and is conveniently located near the lift and stairs providing easy access.

The Living Room offers ample space for living and dining room furniture. A door opens on to the owners private balcony and dual aspect windows provide lots of natural light into the room.

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, a fridge/freezer and washer/dryer. A window provides light and ventilation.

Bedroom One is a good size double room with a built in mirrored wardrobe. There is plenty of space for additional furniture. A large window keeps this lovely bedroom bright and light.

Bedroom Two is another good size room and is currently being used as a separate Dining room. This room could also be used as a separate Study, Hobby room or Guest bedroom.

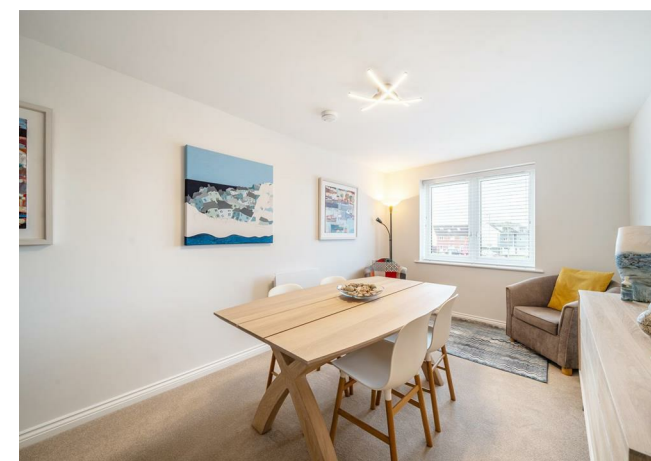
The Shower Room offers a walk in shower with handrail, Heated towel rail, WC and wash hand basin with vanity unit below.

A separate WC is located off the Hallway offering a WC, Wash hand basin and Heated towel rail.

Perfectly complementing this wonderful apartment are two useful storage cupboards located off the Hallway.

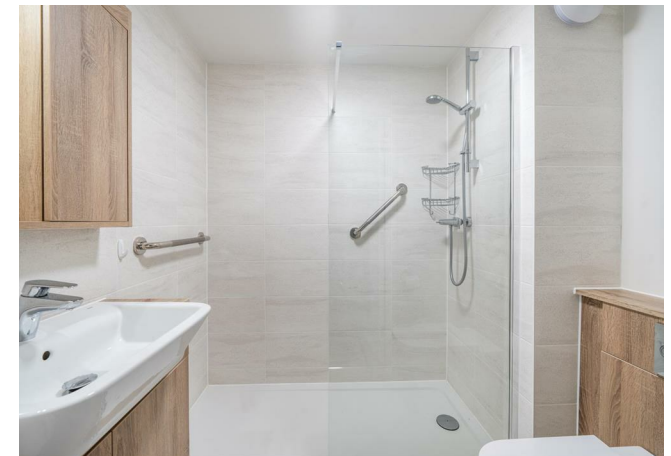
This apartment simply must be viewed!

Call us today to book your viewing at Otter Lodge!



Features

- Two bedroom first floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- Landscaped gardens
- Buggy Store
- 24 hours Careline system for safety and security
- 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 28th February 2026):
£3,284.08 per annum.

Approximate Area = 812 sq ft / 75.4 sq m
For identification only - Not to scale

Ground Rent: Not Collected at this development

Council Tax: Band

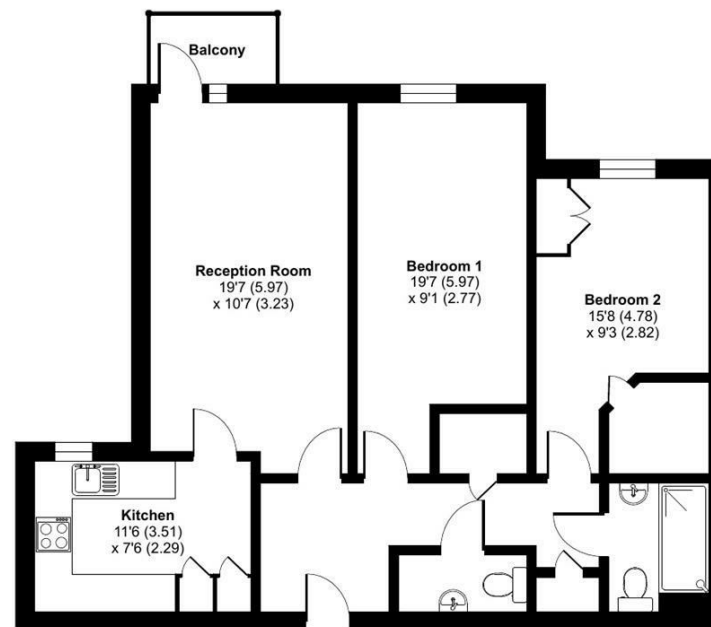
999 year Lease commencing 2024

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, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 2% Event Fee plus 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 to help fund the provision of the communal areas which are a key feature in the development.

EPC Rating: B



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1225039

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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