



Asking Price £195,000 Leasehold

2 Bedroom, Apartment - Retirement

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



0800 077 8717



sales@churchillsl.co.uk



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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 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.



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Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

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

Welcome to Holyshute Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property is conveniently located near the stairs and is presented in good order throughout.

The Living Room is generous in size offering ample space for living and dining room furniture and there is a feature electric fireplace with attractive surround. A french door opens to the owner's private balcony with views of the communal gardens while also providing 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.

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

Bedroom Two is another good-sized double room that could also be used as a separate Dining Room, Study or Hobby Room.

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

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

Call us today to book your viewing at Holyshute Lodge!



Features

- Two bedroom first floor apartment with balcony
- Fully fitted kitchen with integrated appliances
- Great location close to the town centre & excellent transport links
- Owners wellbeing suite
- Lodge Manager available 5 days a week
- Owners' private car park
- Landscaped communal gardens
- Owners' Lounge & Kitchen with regular social events
- 24 hour 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 31st May 2026): £5,078.94 per annum.

Ground rent £717.76 per annum. To be reviewed May 2028.

Council Tax Band C

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.

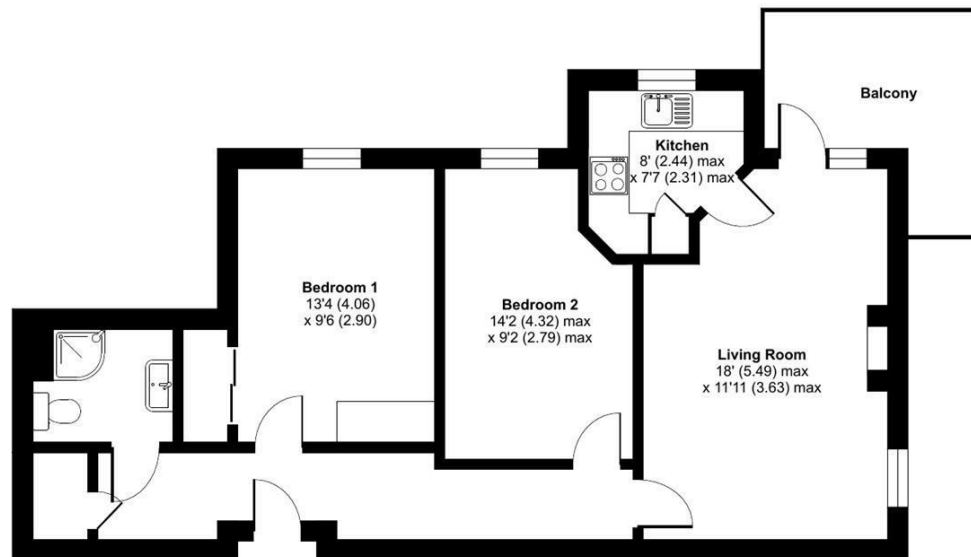
Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating in communal areas and in the apartment, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

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: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Churchill Sales & Lettings Limited. REF: 1287112

Approximate Area = 688 sq ft / 64 sq m
For identification only - Not to scale



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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