Roger Hemming

ESTATE AGENTS

CLOSEST SCHOOLS

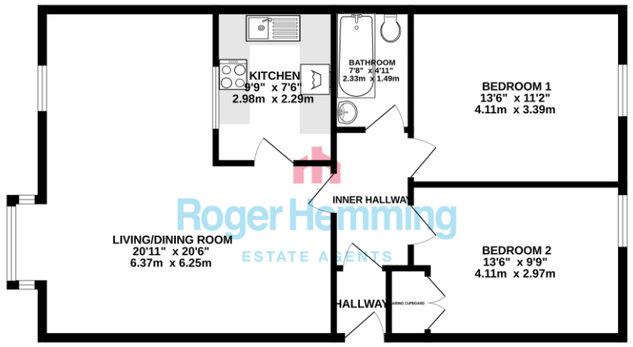
PRIMARY

Honiton Primary School
www.honiton-pri.devon.sch.uk

Littletown Primary School
www.littletown.devon.sch.uk

SECONDARY

Honiton Community College
www.honitoncollege-devon.sch.uk



TOTAL FLOOR AREA : 782 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



The East Devon market town of Honiton has excellent lines of communication as it lies on the junction of the A30 and A35 trunk roads. The A30 dual carriageway links the town to Junction 29 of the M5 Motorway at nearby Exeter. Honiton also has a railway station with regular services to London Waterloo and Exeter. There's an international airport at Exeter with regional and continental scheduled air services.

FIND OUT MORE

Viewing by prior appointment:
Roger Hemming Estate Agents
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Honiton EX14 1HA
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E: roger@rogerhemming.co.uk

To see more details on this and all our homes go to
www.rogerhemming.co.uk

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6 MEADOWS CRESCENT HONITON EX14 2UZ

If you're busy searching for your first home or a shrewd buy-to-let investment, how about this carefully presented modern first-floor two bedroom flat? It's a real gem, it's carefully presented and in a great position close to the town centre.

£165,000
leasehold

www.rogerhemming.co.uk

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TYPE
First Floor Flat

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
1 Bathroom

OUTSIDE
Communal Gardens

PARKING
Garage & Parking

HEATING
Electric Heating
Double-Glazing

ENERGY RATING
B / 83













ROGER HEMMING'S VIEW...

If you're hunting for your first home (or a savvy buy-to-let), this one deserves a look.

Offered with no onward chain, this bright and airy first floor flat is ready to move straight into. There's a communal entrance and stairwell leading to the flat's own front door and hallway. Inside, you'll find two genuine double bedrooms, a modern bathroom, a spacious L-shaped living-dining room and a smart, well-planned kitchen with plenty of storage.

Economy 7 electric heating and uPVC double glazing help keep things practical, while the elevated position gives pleasant views from both the living room and bedrooms. Honiton's town centre is just a ten-minute stroll away.

"There can't be many properties as good as this available in Honiton at this price, can there?"

"Whilst 6 Meadows Crescent would be a brilliant first home, if it was bought as a buy-to-let investment, we'd suggest a monthly rental income of £750 to £800 to be achievable."

WHAT THE AGENT SAYS...

OUTSIDE

Meadows Cresent has a parking area with visitor parking and this flat has a garage in a block.

Honiton has an excellent range of shops and businesses within walking distance and the town has a railway station with services to London Waterloo and Exeter. There's a fast road link to Exeter and Junction 29 of the M5 Motorway. The coastal resorts of Lyme Regis, Sidmouth and Seaton are all less than half an hour's drive.

OUTGOINGS: The lease was extended to 200 years in 2008. There's currently a combined service charge and reserve fund contribution of c. £218.00 a month and your solicitor will be able to confirm what this covers.