

£1,500 PCM

1 Bedroom, Apartment - Retirement

28 Holyshute Lodge Langford Road, Honiton, EX14 1NU

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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 residents and keep the development in perfect shape. They arrange many regular events in the Residents' 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 resident.

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

Churchill Sales & Lettings are delighted to be marketing this lovely one-bedroom, first-floor apartment with balcony overlooking the communal gardens in Holyshute Lodge.

The living room offers ample space for living and dining room furniture. This property boasts a private balcony with views over the Lodges landscaped gardens.

The kitchen offers a range of eye and base level units with a built-in waist-height oven, a 4-ring electric hob and a fridge and freezer.

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 curved shower with handrail, a heated towel rail and WC.

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







Features

- One-bedroom, first-floor retirement apartment with private balcony
- Lodge manager on site 5 days a week
- Rent includes water, sewerage and heating
- Residents Car Park
- Beautifully kept communal gardens
- Good access to lift
- Residents Lounge
- Close to local shops & amenities
- Guest suite available for friends and families to use at a discounted rate







Key Information

Over 60's Retirement Apartment

Council Tax Band B

Pets
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.

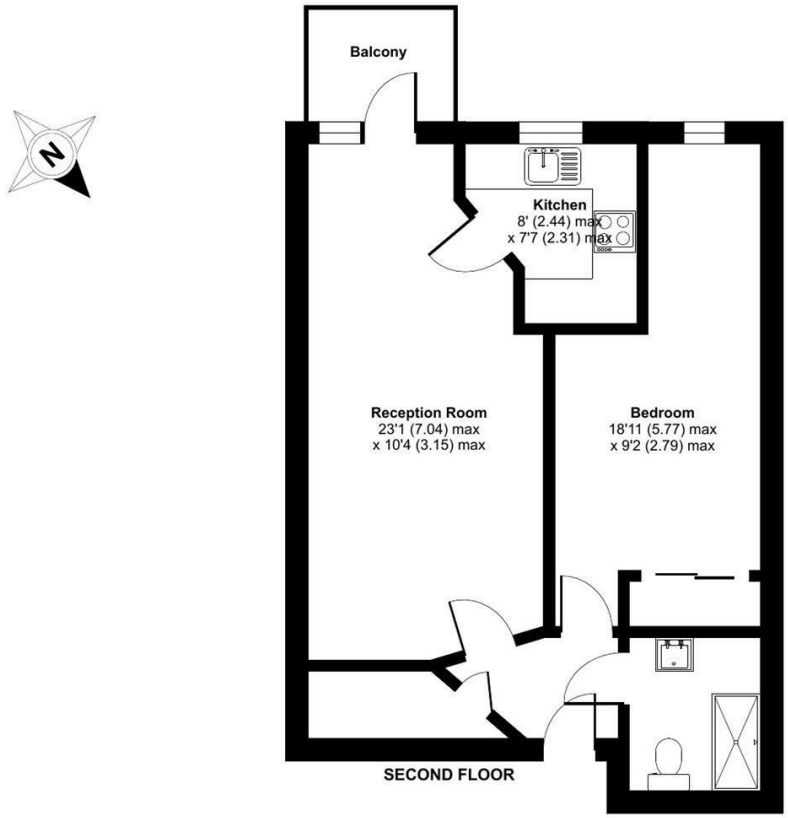
Service Charges
The landlord pays the Service Charges, these include Careline system, buildings insurance, water and sewerage rates, Air Source Heating in communal areas and in the apartment, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

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 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's 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).

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



Certified Property Measurer

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

EPC Rating:

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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