

OUTGOINGS

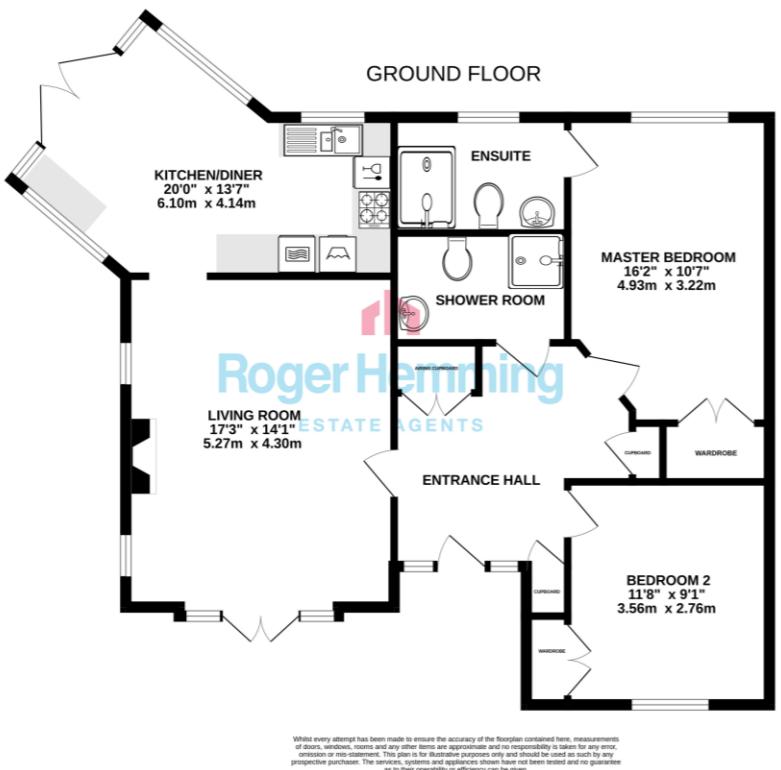
LEASE DETAILS

105 Years Remaining
 Annual Ground Rent: £180.00
 Monthly Maintenance
 Charge: £464.75

WHAT'S INCLUDED

Buildings Insurance
 Personal Alarm System
 Lighting of Communal Areas
 Maintenance of Grounds &
 Gardens
 Window Cleaning
 External Maintenance
 Use of Gittisham Park Club
 House
 Mini Bus Service

(Your solicitor will be able to confirm
 the exact details in due course)



LOCATION

The East Devon market town of Honiton has excellent lines of communication lying 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. The seaside resorts of



FIND OUT MORE

Viewing by prior appointment:
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To see more details on this and
 all our homes go to
www.rogerhemming.co.uk



18 THE PADDOCKS HONITON EX14 3TU

Set in a quiet retirement community above Honiton, this lovely two-bedroom bungalow blends comfort, independence, and low-maintenance living, with sunny rooms, thoughtful design, and gardens you don't even have to lift a finger to enjoy.

£395,000
 leasehold

TYPE
Retirement Bungalow

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
Bathroom & En-Suite

OUTSIDE
Communal Gardens

PARKING
Allocated Parking

HEATING
Air-Source Heat Pump,
Double-Glazing

ENERGY RATING
C / 73



ROGER HEMMING'S VIEW...

The thoughtfully designed layout begins with a bright entrance hall offering plenty of useful storage. This leads through to a comfortable dual-aspect living room, complete with a feature fireplace — an ideal space to relax or entertain family and friends. To the rear, the stylish fitted kitchen-dining room enjoys lovely leafy views through the surrounding trees and comes complete with a range of integrated appliances.

The bungalow features two generous double bedrooms. The principal bedroom benefits from its own smart en-suite shower room, while both bedrooms include built-in wardrobes for easy and practical storage. The main bathroom is fitted with a contemporary white suite and includes a level-access walk-in shower for added convenience. Even better, you can forget about garden maintenance. The communal grounds are professionally looked after as part of the management package, leaving you free to simply relax and enjoy your surroundings.

"There's no onward chain with this fine property, it's beautifully presented and it's absolutely ready for you to move into. When can we show you around?"

WHAT THE AGENT SAYS...

OUTSIDE

The Paddocks is a truly special retirement community, beautifully tucked away amongst mature woodland on the sunny southern slopes above the charming East Devon market town of Honiton. With just 22 bungalows set within attractive, well-maintained grounds and accessed via a private drive, this peaceful development offers the perfect balance of independence, security and community living. Number 18 is a particularly appealing semi-detached bungalow, enjoying a picturesque semi-rural setting and clearly cared for to an exceptional standard. Inside, the immaculate accommodation is decorated in soft, neutral tones, creating a calm and welcoming atmosphere throughout.

Practicality is just as impressive as comfort. 18 The Paddocks boasts strong eco credentials, including a C-rated EPC (73), excellent insulation, double glazing and energy-efficient air source heat pump central heating — helping to keep running costs low while maintaining year-round comfort.