

STAGS

11, Carrington Place

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Lilley Walk, Honiton, Devon EX14 2EB

Honiton station 300ft; Honiton High Street 0.4 miles; Exeter Airport 12.2 miles

Priced accordingly as this is a highly motivated sale. Enjoying delightful countryside views, this bright and spacious two-bedroom top-floor apartment is situated within a modern purpose-built building just moments from the town centre.

- Priced to sell
- Principal En Suite
- Contemporary Kitchen
- Close to town centre
- Leasehold
- Spacious Accommodation
- Large living room with bay window
- Countryside views
- Allocated/visitor parking
- Council Tax Band B

Guide Price £125,000

SITUATION

Carrington Place is a modern flat located on the southern edge of Honiton, within walking distance of the town's mainline rail station and its historic high street. Honiton is famed for its specialist antique and book shops and lies at the gateway to the Blackdown Hills, an Area of Outstanding Natural Beauty. The stunning Jurassic Coast at Sidmouth, a designated World Heritage Site, is just 10 miles away.

The area benefits from excellent transport connections, including direct rail services from Honiton Station to London Waterloo. The nearby A30 provides quick access to Exeter, just 16 miles west, offering extensive amenities, an international airport, and a connection to the M5 motorway.







DESCRIPTION

This top floor apartment is set within a modern, purpose built building, enjoying an elevated position overlooking the historic market town of Honiton. The accommodation offers two generously sized bedrooms, both benefiting from built-in wardrobes, while the principal bedroom is complemented by a spacious en-suite shower room and a large bay window. To the rear of the property, a bright and spacious living area enjoys a further large bay window, taking in far reaching views towards the Blackdown Hills. Adjacent to the living space is an open plan kitchen offering ample storage and space for white goods. The apartment is completed by a well-appointed family bathroom with integrated storage. Carrington Place provides a peaceful living environment combined with modern convenience and further benefits from allocated and visitor parking, landscaped communal grounds, and excellent transport links nearby, making it an ideal main residence, holiday home, or investment opportunity.

SERVICES

The apartment is serviced by mains water, drainage and electricity. Electric heating. Full fibre broadband available. Please note, there is no lift in the building.

LETTINGS NOTE

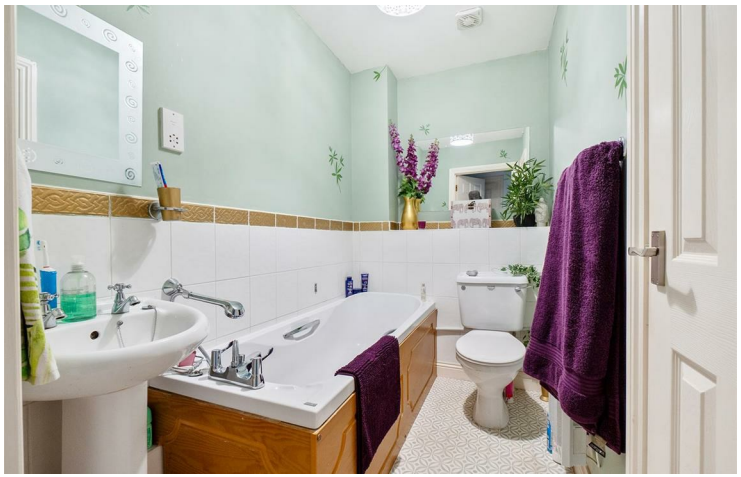
If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

DIRECTIONS

From Honiton High Street, turn into New Street towards the rail station. Continue past the shops and up the hill, passing the station on the right-hand side. Carrington Place will be visible on the left-hand side.

For viewing arrangements, contact Stags, Honiton at 01404 45885.



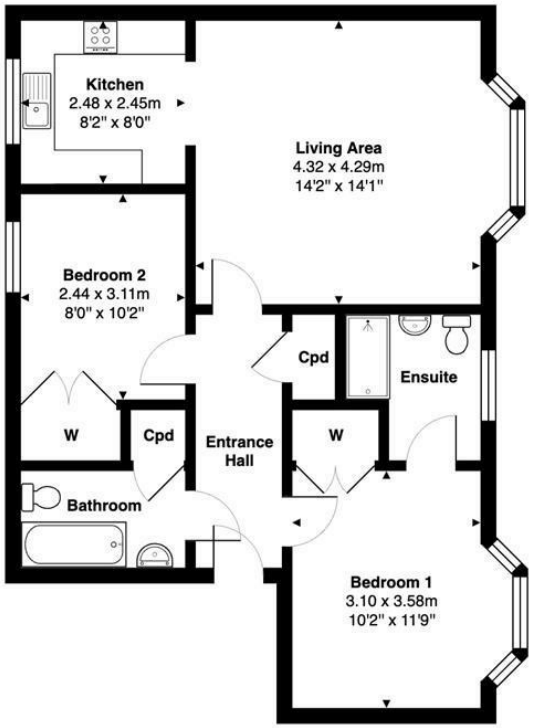




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

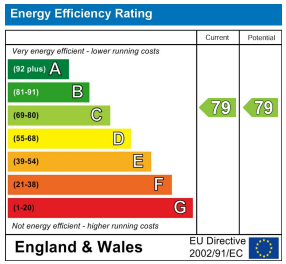


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Total Area: 64.9 m² ... 699 ft²

All measurements are approximate and for display purposes only



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