

Kerslakes Court, Honiton, Devon

Offers Over: £170,000

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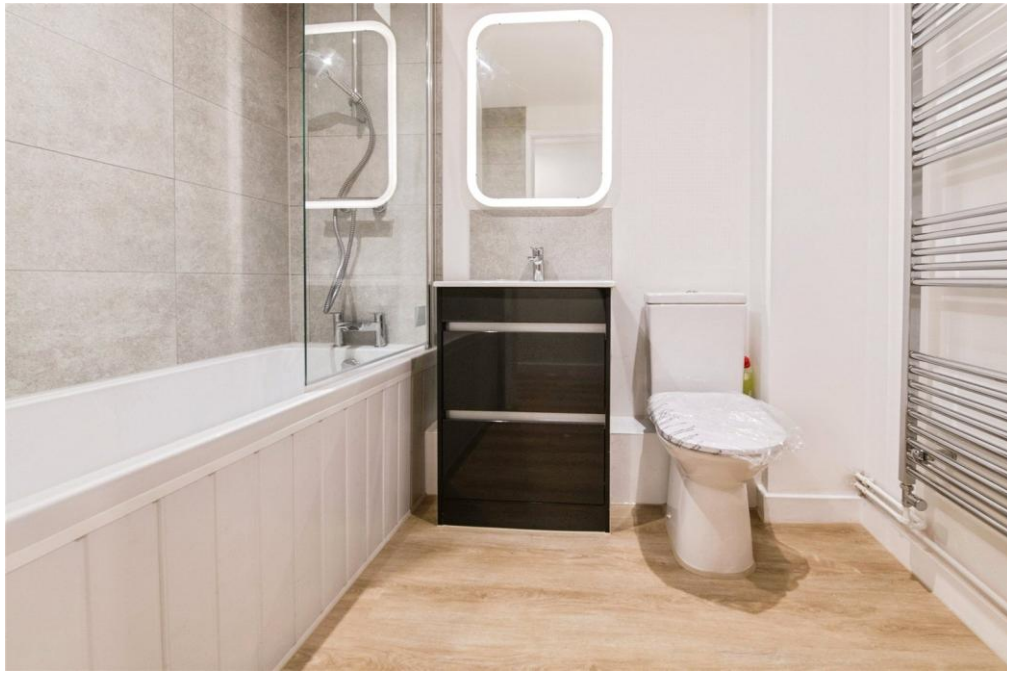



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CHAIN FREE This newly converted ground floor flat offers an excellent opportunity for those looking for modern living in a fantastic location. With its own private entrance and an allocated parking space, the flat is both convenient and well-maintained. The spacious, open-plan layout features a comfortable living and dining area, perfect for relaxation and entertaining.

The kitchen has been completely fitted with a brand-new suite, offering plenty of cupboard space, a built-in oven, hob, extractor, and an L-shaped breakfast bar that makes the space both functional and stylish.

Both bedrooms are generously sized, with windows that flood the rooms with natural light. The family bathroom has been completely modernized, featuring new fixtures and fittings.

One of the standout features of the flat is its air source heat pump system, ensuring energy-efficient heating throughout the year. The property also benefits from a conveniently located bin shed next to the parking area.

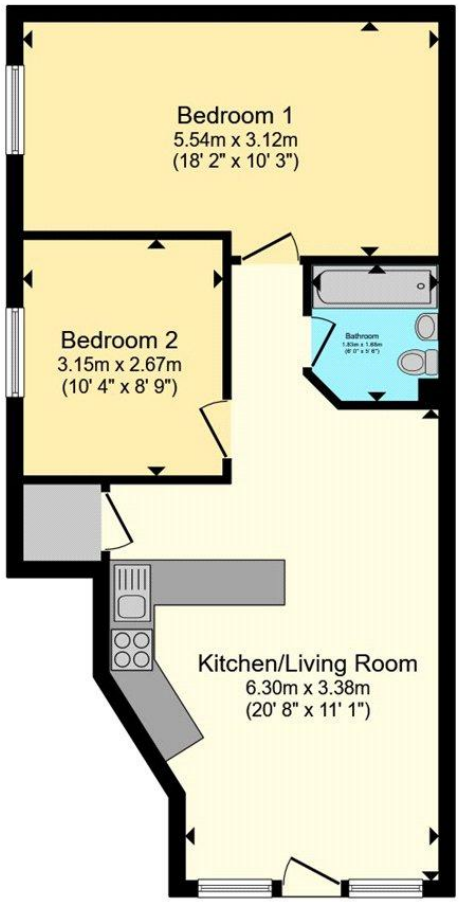
This flat is ideal for anyone seeking a low-maintenance, modern home, with everything you need to move straight in. Whether you're a first-time buyer or looking for an investment property, this flat is an excellent choice.

Location:
Situated just a short walk from Honiton’s bustling High Street, this property offers the best of both worlds: a peaceful, residential location with easy access to local shops, cafes, and amenities. Honiton is a charming market town that boasts a rich history and a vibrant community. The town is well known for its antique shops, independent retailers, and a popular weekly market.

Honiton’s mainline train station is just a short walk away, offering regular services to Exeter and beyond, making it a fantastic option for commuters. The town also has excellent road links, with the A30 and A303 close by, providing access to the wider South West. With the beautiful Devon countryside on your doorstep, as well as a wealth of local amenities, this property truly offers an ideal lifestyle location.

To ensure smooth ongoing management, a clear and comprehensive service charge arrangement will be in place. This will cover all shared costs, with each property contributing 50% of any joint expenses.

Some of the pictured have been enhanced.



Total floor area 56.4 m² (607 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **A**

Tenure: **Share of Freehold**

Service Charge: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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