



Lower Ridgeway

Exeter Road, Honiton, Devon. EX14 1AL

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A well proportioned and elegant 2 double bedroom apartment on the ground floor of this superb period house.

- Large welcoming entrance hall and a porch
- Wonderful large sitting room
- Modern fitted kitchen/dining room
- Two double bedrooms
- Two en-suite shower and bathroom rooms
- Attached sun room/hobbies room
- Large lower-ground storage
- Lawned garden and parking
- No Onward Chain

Guide Price £350,000

SITUATION

Lower Ridgeway House is conveniently located on the western fringes of Honiton's town centre and stands in a slightly elevated position on the southerly side of Exeter Road. Honiton is a bustling market town with a thriving community and is particularly well known as an antique and book centre. It has most of the usual multiples such as W. H. Smith, Tesco and Boots, as well as a variety of independent shops, restaurants, schools, sports centre/ swimming pool, golf club and main line rail link to London (Waterloo). Honiton has excellent communication links with a dual carriageway to the Cathedral City of Exeter the County Town, some 16.5 miles to the west. Exeter has an excellent range of shopping and sporting facilities, theatres, arts centre, main line rail link to London (Paddington), international airport and M5 access. The Regency coastal resort of Sidmouth is about 9 miles to the south with its wide





of independent shops and boutiques. Sidmouth lies on a World Heritage Site known as the Jurassic Coast, over which there are delightful picturesque walks and dramatic scenery. The renowned Colyton Grammar School, one of England's top mixed state schools, is situated about 9.5 miles away.

THE PROPERTY

Ridgeway House is an imposing and handsome Grade II Listed period residence which was built, we believe, in the 1820s by a wealthy Honiton Draper. It was converted into two apartments possibly in the 1950s, with Lower Ridgeway House forming the ground floor portion (and lower ground floor storage) of this beautiful building. Ridgeway House benefits from a wealth of period features, and the elegant accommodation is particularly well proportioned with high ceilings. Worthy of particular mention is the superb drawing room which is double aspect and has two sets of French windows as well as a large sash window which lets floods of light in to the room. It also has a stone fireplace, picture rails and ceiling rose. Ridgeway House also retains features such as a decorative architrave with finishing blocks, some shuttered windows and delightful entrance lobby with stained glass door.

Also worthy of note is the kitchen which has French windows opening onto the balcony. The property has been the subject of a programme of improvement in recent years, and this has included the renewing and upgrading of the wiring and plumbing, as well as the general decoration to many of the rooms. It has two bedrooms both of which have en-suite shower/bathrooms. Lower Ridgeway House also benefits from a lower ground floor storage area which has a variety of uses, and could, subject to the necessary consents, be converted into further accommodation.

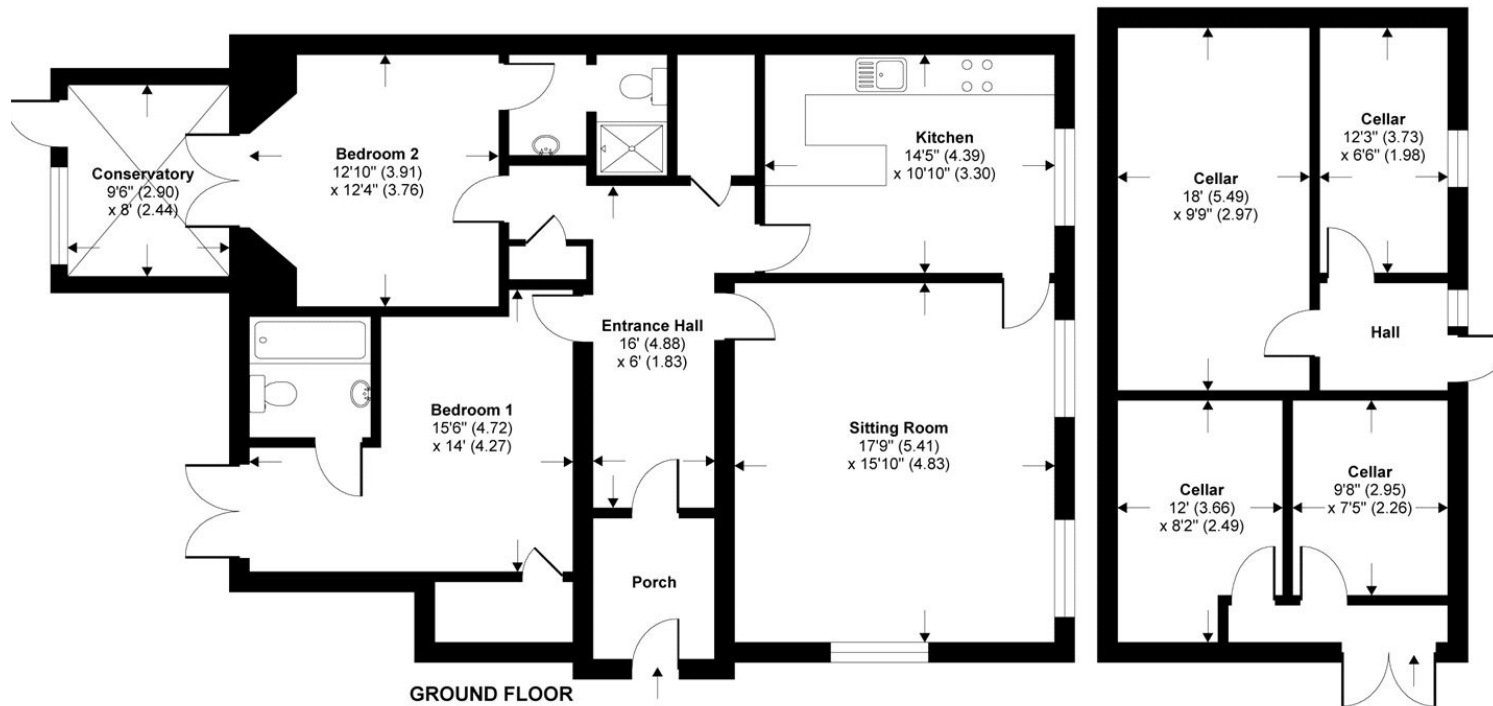
OUTSIDE

The property is approached over a shared driveway off Exeter Road which rises to a large shared parking area. To the south side of the property and accessed from the main bedroom and the conservatory is a patio area and a garden which is in the main laid to lawn.



For Identification Purposes Only, Not To Scale.

TOTAL GROSS INTERNAL FLOOR AREA 1699 SQ FT 157.8 SQ METRES
MAIN HOUSE INTERNAL FLOOR AREA 1201 SQ FT 111.5 SQ METRES
CELLAR INTERNAL FLOOR AREA 498 SQ FT 46.2 SQ METRES



GROUND FLOOR

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DIRECTIONS

From Honiton High Street proceed in a westerly direction towards Exeter and continue over the traffic lights and down the dip, passing Mill Street on your left hand side. As you begin to rise up the hill the driveway to Ridgeway House will be found after about 200 yards on the left.

SERVICES

Mains water and drainage and electricity.
Electric central heating (electric boiler)

LOCAL AUTHORITY

East Devon District Council - 01404 515616
Tax Band: D

TENURE

Ridgeway House is leasehold with the remainder of 125 years lease from 2008. There is a maintenance charge of approx. £825.00 per annum.

ENERGY PERFORMANCE CERTIFICATE

Rating: Exempt

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