



Widworthy Court, Wilmington Honiton EX14 9JN



welcome to

Widworthy Court, Wilmington Honiton

Fox & Sons are delighted to bring to the market this lovely 2 bedroom ground floor apartment, located within Widworthy Court, an exquisite Grade II listed Georgian mansion built by G S Repton Esq. and Sir Edward Marwood Elton in 1830, bursting with character, period features and regal elegance.

Communal Entrance Hallway

Entering through the main entrance doors, a buzz in system provides access to the communal entrance hall with feature fireplace and grand staircase leading to the first floor, with the front door to the apartment situated to the left hand side of the main entrance doors

Entrance Hallway

Entered via front door from communal entrance hallway, high ceilings and coving detailing, built in pantry/storage cupboard opposite kitchen, high level storage cupboard above door to bathroom, cupboard housing fuseboard, skylight, ceiling light points, doors leading to subsequent rooms

Living Room

22' 4" x 14' 10" (6.81m x 4.52m)

Original sash windows with shutters to front aspect, high ceilings and coving detailing, built in shelves and storage cupboards along one wall, 2 x night storage heaters, wall light points, ceiling light point

Kitchen

13' 7" x 6' 8" (4.14m x 2.03m)

Range of contemporary wall and base units with worktop over, integrated electric oven with induction hob and cooker hood over, integrated fridge freezer, space for washing machine and dish washer, wall light point, spotlights

Master Bedroom

18' 9" max x 9' 8" max (5.71m max x 2.95m max)

Sash window to rear aspect overlooking courtyard, built in wardrobes, electric radiator, ceiling light point

Bedroom 2

9' 9" max x 9' 9" max (2.97m max x 2.97m max)

Dual sash windows to rear and side aspects overlooking courtyard, built in wardrobes, electric radiator, ceiling light point

Bathroom

Walk in shower, handwash basin with tiled splashback, low level WC, spotlights

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





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Widworthy Court, Wilmington Honiton

- GROUND FLOOR TWO BEDROOM SPACIOUS APARTMENT
- IMPRESSIVE GRADE II LISTED GEORGIAN MANSION
- COUNCIL TAX BAND D
- SET WITHIN BEAUTIFUL GROUNDS
- CHARACTER FEATURES

Tenure: Leasehold EPC Rating: F

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 3233.64

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Total floor area 82.0 m² (883 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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Property Ref:
AXM104924 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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