



18 The Lodge, Western Road, Crediton, EX17 3RD

Guide Price £130,000

HELMORES
SINCE 1699

18 The Lodge

Western Road, Crediton

- 2 bedroom bungalow
- Beautifully presented
- Town edge development
- Close to public transport
- Level access to parking
- Private garden / parking space
- Communal gardens and grounds
- Leasehold property
- Being sold with no onward chain

On the Western edge of Crediton is a historic red brick building, originally built in 1836 as the Crediton Union Workhouse and later used by the NHS. It's an interesting Grade II Listed building set in some lovely established grounds. Now known as The Lodge, it was converted into residential apartments during the late 80's and 90's. All properties have use of the large communal gardens and there is plenty of parking too. Being on the town edge, it's a level walk into the town and a bus stop can be found at the top of the drive.



HELMORES
SINCE 1699



Most of the properties here are flats in the main blocks but this one is a little different, for starters, it's a bungalow, no-one resides above or below so it's easy to access and has its own front door without the need for a communal entrance. It also has its own parking space (or could be used as a small private garden) with a pathway leading to the front door. Also worth noting is there's a loft providing additional storage space.

The property has been beautifully decorated with an entrance hall opening into a useful study/dining space and a cosy sitting room. There's a separate kitchen with spaces for washing machine, tumble dryer and fridge plus integrated hob and oven. The two bedrooms lead off the hallway with a bathroom serving them both. There are some homely touches throughout with panelling to the main bedroom and bathroom.

The large grounds are able to be used by the owners and are maintained as part of the management plan. Ideal for enjoying the summer or drying clothes and there's plenty of parking for visitors too. Although it's part of a development, this is a fairly unique opportunity to buy an affordable bungalow home, making it different from the majority of apartments usually on offer.

The property is being offered for sale with no onward chain.

Please see the floorplan for room sizes.

Council Tax: A (Mid Devon 2023/24 £1586.64)
Utilities: Mains water, electric, gas, telephone & broadband (up to 67mb)
Drainage: Mains drainage
Heating: Gas fired central heating
Listed: Yes – Whole development is Grade II.



Tenure: Leasehold remainder of 999 year lease with approx. 970 years remaining. £158 per month is payable to cover buildings maintenance, buildings insurance, communal area upkeep and water. The development is managed by Whitton and Laing, Exeter and we're informed there is a positive maintenance fund and plan in place for works to improve some areas of the buildings.

DIRECTIONS : From the High Street, head out past The Green and past Queen Elizabeths on your right. Immediately after the traffic lights, turn into the next left driveway (shared initially with the hospital) and continue to the bottom and around to the right, 18 will be found on the outside of the development, opposite the cottages. Parking for viewings is probably easiest in the initial car park and walk around.

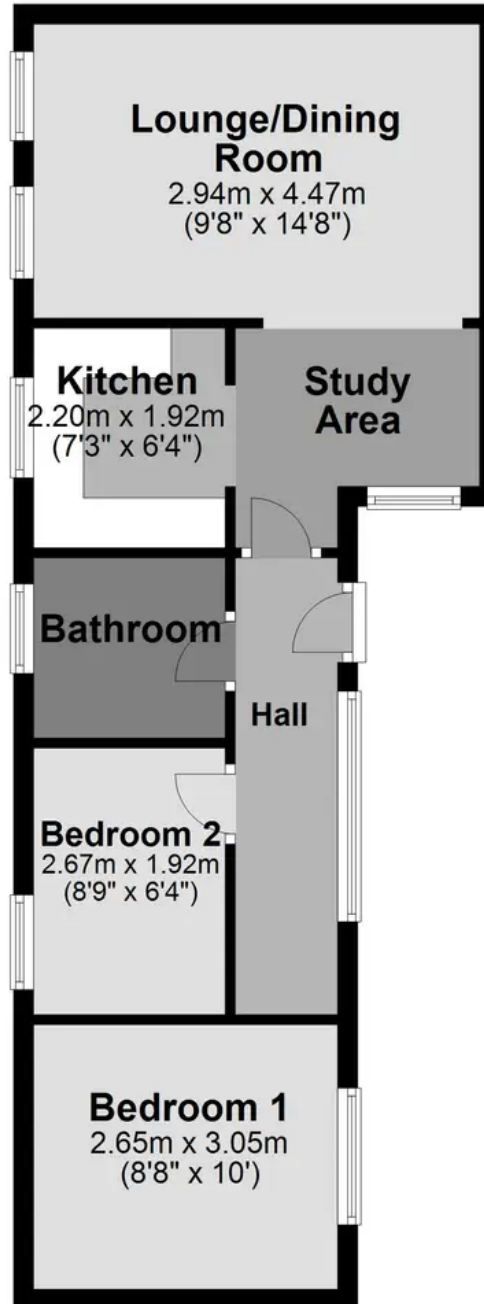
what3words: [///novelist.clipboard.talking](https://www.what3words.com////novelist.clipboard.talking)

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted "outstanding" sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.



Ground Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 45.2 sq. metres (486.3 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.