



Flat 3, 5 The Orchard House Churchill Drive, Crediton, EX17 2EF

Guide Price **£195,000**

HELMORES
SINCE 1699

Flat 3

5 The Orchard House, Churchill Drive,
Crediton

- Modern recently converted apartment
- Town location
- 2 double bedrooms
- Open plan living/dining/kitchen
- Central heating and double glazing
- Tucked away quiet position
- Private parking and use of communal gardens
- Leasehold (197 year lease remaining)

Converted in 2019/20, this development re-invented the town's apartment scene. Until then, the majority of converted buildings were on the High Street (over shops) and this development broke away from that by converting the whole building into a range of stylish apartments with 1, 2 or 3 bedroom options initially available. They provided the convenience of a modern apartment block with some character of a conversion and all completed to a good standard, with communal gardens and all with parking, it's a great way to enjoy the town's amenities yet be somewhat tucked away.





This apartment is in block 5 (just 4 apartments) to the rear of the building and on the first floor. A communal entrance with secure intercom entry phones leads to the well cared for lobby and stairs to the first floor. Upon entry, a central hall leads off to all rooms and with windows on 3 sides, it's a light property. The open plan living/dining/kitchen enjoys 3 windows out over the grounds and is a really lovely sociable space. There are 2 bedrooms and a large bathroom too, ideal for those starting out, or downsizing or even investment as it would rent very well. There are some integrated appliances in the kitchen, mains gas central heating and double glazing. There is also a designated parking space and additional visitors parking is available. It's worth noting that the communal grounds can be used by residents and there is a pedestrian gate giving access out to St Martins Lane to the side.

Please see the floorplan for room sizes.

Current Council Tax: Band B Mid Devon 2023/24 - £1851.08

Utilities: Mains electric, gas, water (metered), telephone and broadband.

Fastest broadband speed within this postcode: Up to 67Mbps (Rightmove)

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Leasehold - 200 years from 1st January 2020

£200 per year ground rent (2 x £100 instalments)

£1200 per year service charge (2 instalments)

Buildings insurance £250 per year



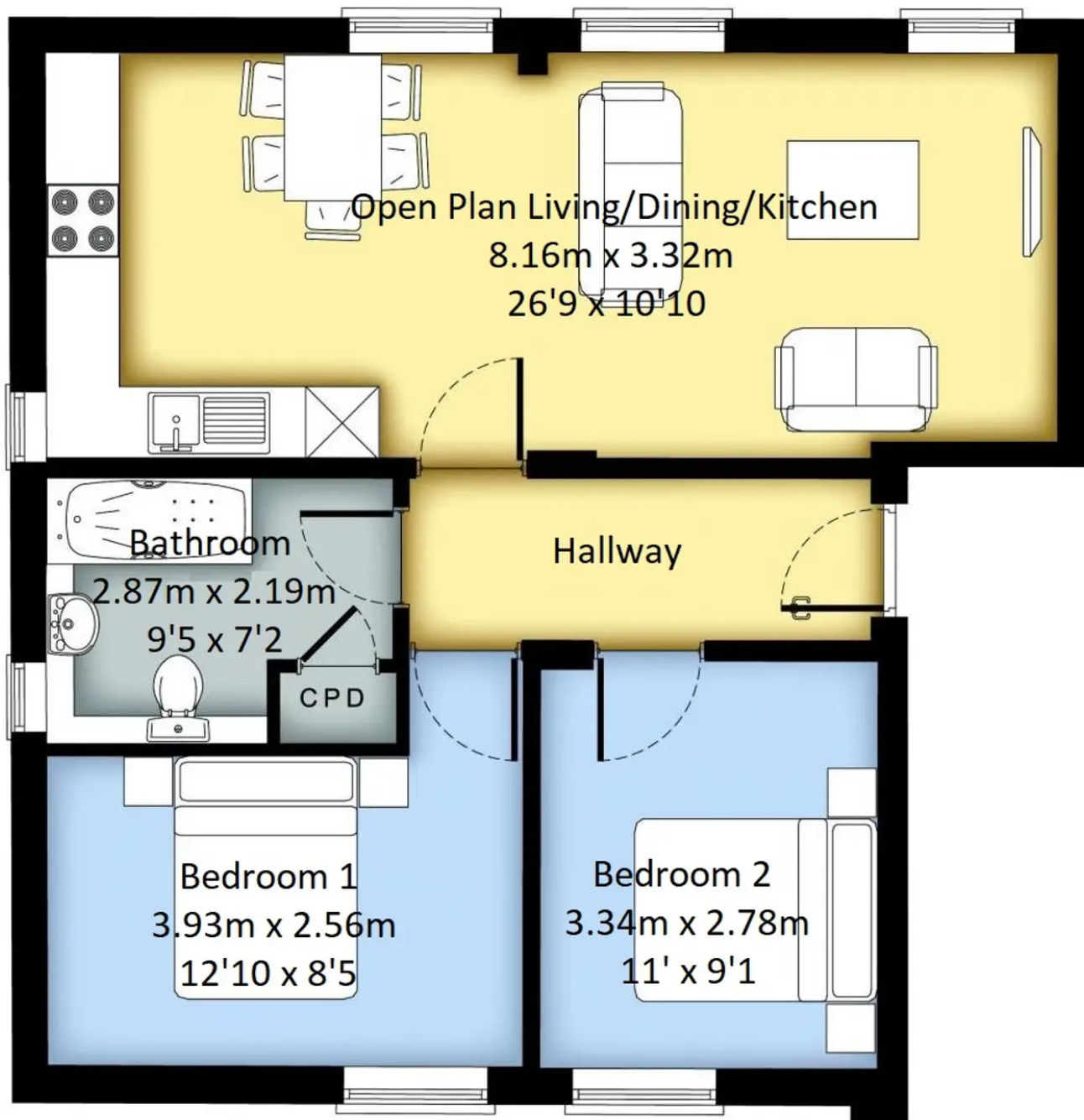
DIRECTIONS: From Crediton High Street, head west towards the top of town and at The Green, take a right at the traffic lights and then immediately left into St Martins Lane. Take the first right in Churchill Drive and The Orchard House will be found on your left.

As you drive into the car park, bear left and around to the end where to steps up to block 5 will be found.

what3words [///detonated.chromatic.boomers](https://www.what3words.com/detonated.chromatic.boomers)

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.







Helmores

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