



Flat 3, 1 The Orchard House, Churchill Drive, Crediton, EX17 2EF

Guide Price **£195,000**

HELMORES
SINCE 1699

Flat 3

1 The Orchard House, Churchill Drive,
Crediton

- Modern recently converted apartment
- Town location, close to amenities
- Two double bedrooms
- Open plan living/dining/kitchen
- Central heating and double glazing
- Private parking and use of communal gardens
- Being sold with no onward chain
- Leasehold (197 year lease)

Reimagined in 2019/20, this development transformed the apartment landscape in Crediton. Prior to this, most converted properties were situated on the bustling High Street, often above shops. However, this development dared to be different, converting the entire building into an array of stylish apartments. These apartments seamlessly blend the convenience of modern living with great access to the towns amenities, all completed to an impressive standard. Each unit comes with access to communal gardens and its own parking space.



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This particular apartment is located in Block 1, which houses just four apartments, with no one above you and is positioned close to the parking area. Upon entering the communal area, equipped with secure intercom entry phones, you'll find a well-maintained lobby that leads you to the first floor via a staircase. The moment you step inside the apartment, a central hallway provides access to all the rooms, with windows on two sides fill the main spaces with natural light. The open-plan living, dining, and kitchen area boasts two windows overlooking the gardens to the rear, creating an inviting and sociable atmosphere. Additionally, there are two double bedrooms and a spacious bathroom with a shower & screen over the bath, catering to a variety of lifestyles, whether you're just starting out, downsizing, or seeking an investment opportunity. The kitchen is equipped with integrated appliances such as a twin oven, electric hob, extractor & washing machine, and the apartment benefits from mains gas central heating and double glazing too. You'll also enjoy the convenience of a designated parking space, with additional visitor parking available.

Notably, residents have access to the communal grounds, which offer a peaceful retreat, and a pedestrian gate grants easy access to St Martins Lane. This property truly encapsulates the best of both worlds, allowing you to relish the town's amenities while still enjoying a tucked-away oasis.

The apartment is also being sold with the benefit of no onward chain.

Please note this property is owned by a staff member of Helmores.



Please see the floorplan for room sizes.

Current Council Tax: B (£1,851pa)

Utilities: Mains gas, electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

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)

£100 per month maintenance charge for building and grounds (plus buildings insurance)

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.

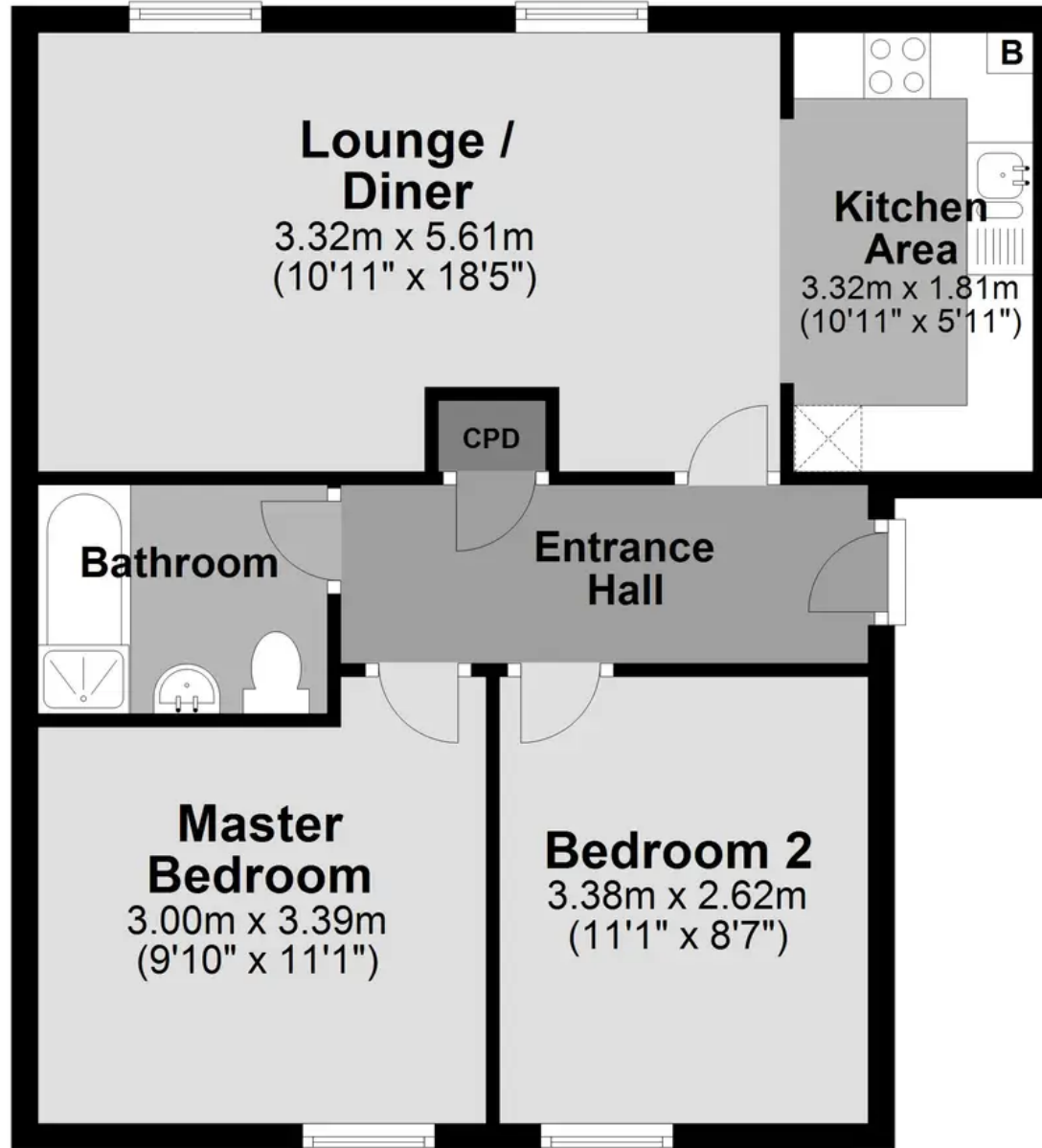
As you drive into the car park, 1 The Orchard House is found in front of you to the right.

What3Words: ///limits.nurse.blushed



Ground Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)



Helmores

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