



## Flat 10, The Lodge Western Road, Crediton EX17 3RD

Guide Price **£155,000**

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## Flat 10

The Lodge Western Road, Crediton

- 3 bedroom ground floor flat
- Rare size and position
- Town edge development
- Close to public transport
- Level access to parking
- 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.



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## GARDEN

Unlike a lot of the properties here, flat 10 is on the ground floor and as such, has two entrance doors to the level pathway through the gardens and with large sash windows to the south side. There's even a small yard area outside, enough for a private table and chairs as well as use of the communal gardens.

Having been let for a few years, the property is now being offered for sale. There's a huge amount of space for the money and although it would benefit from some cosmetic improvements, it's got a lot to offer. The "front door" comes into a hallway leading to the 3 bedrooms and the bathroom. The large living/dining room has high ceilings and beautiful windows letting in plenty of light and the kitchen also has a door to the communal gardens.

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. There is plenty of parking for visitors too.

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.

**Garden 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.

**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.

**DIRECTIONS :** For sat-nav use EX17 3RD and the What3Words address is [///reversed.author.ignore](#)

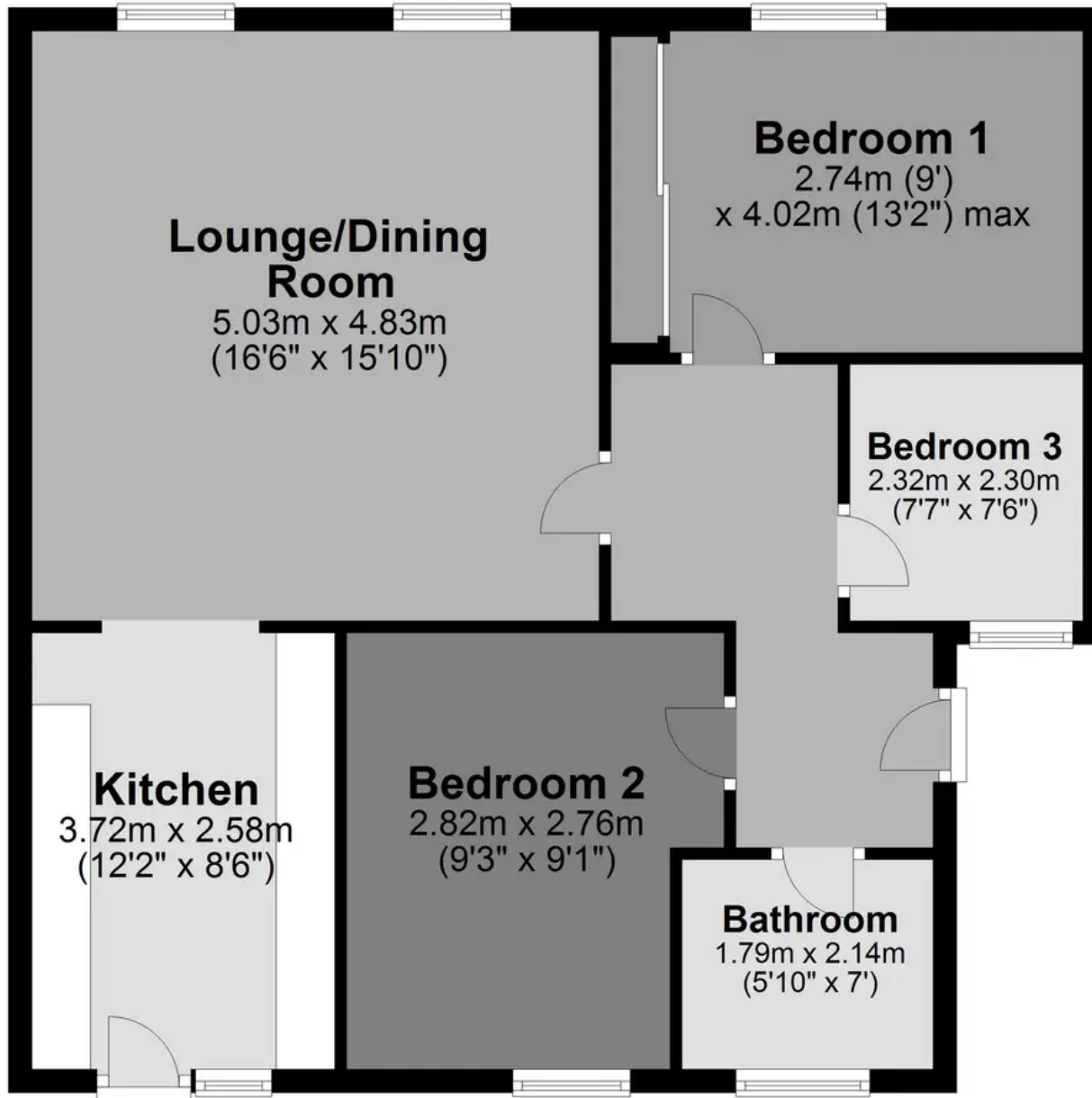
but if you want the traditional directions, please read on.

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. No 10 will be found on the inside of the development and for reference the living room windows overlook the south car parking area.



# Ground Floor

Approx. 74.1 sq. metres (798.0 sq. feet)



Total area: approx. 74.1 sq. metres (798.0 sq. feet)





# Helmores

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