



## Flat 24, Redvers House, Union Road, Crediton, EX17 3AW

Guide Price **£78,000**

**HELMORES**  
SINCE 1699



## Flat 24

Redvers House, Union Road, Crediton

- Rear-facing retirement flat
- Double bedroom with built-in wardrobes
- Light living room with kitchen area
- Views over the bowling green and park
- Close to amenities and transport
- Scheme manager regularly on site
- Lift, laundry room & residents parking
- Being sold with no onward chain

This rear-facing retirement apartment is found on the 2nd floor with access provided by a lift and 2 staircases serving all floors. Redvers House is centrally located with the High Street's shops and cafés close to hand and the bus stop for access around the town and to Exeter is very close to the building. The former factory offers a unique and central option which was converted into apartments in the 1980's with the prime properties being those on the rear with views over Newcombes Meadow.



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The flat itself has a hallway with a large walk-in store and the bathroom. There's a large living room with an opening through to the kitchen, and the double bedroom (which has built in wardrobes) also enjoys the views. The property has uPVC windows to the front and programmable electric radiators.

There is a scheme manager regularly on site, emergency cords in most rooms, guest accommodation for family visits, a laundry area and limited parking to the rear. The property is leasehold and has a 125 year lease from 1985.

Please see the floorplan for room sizes.

Council Tax: A

Utilities: Mains electric, water, telephone & broadband  
Fastest broadband speed within this postcode: Up to 67Mbps

Drainage: Mains drainage

Heating: Electric heating

Listed: No

Tenure: Leasehold – 125 years from 1985  
Monthly service charge is approx. £220 and includes ground rent, insurance, warden, upkeep of communal areas (inc lift and laundry)





**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). 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 3AW and the What3Words address is [///cheeks.clogging.free](https://www.what3words.com////cheeks.clogging.free)

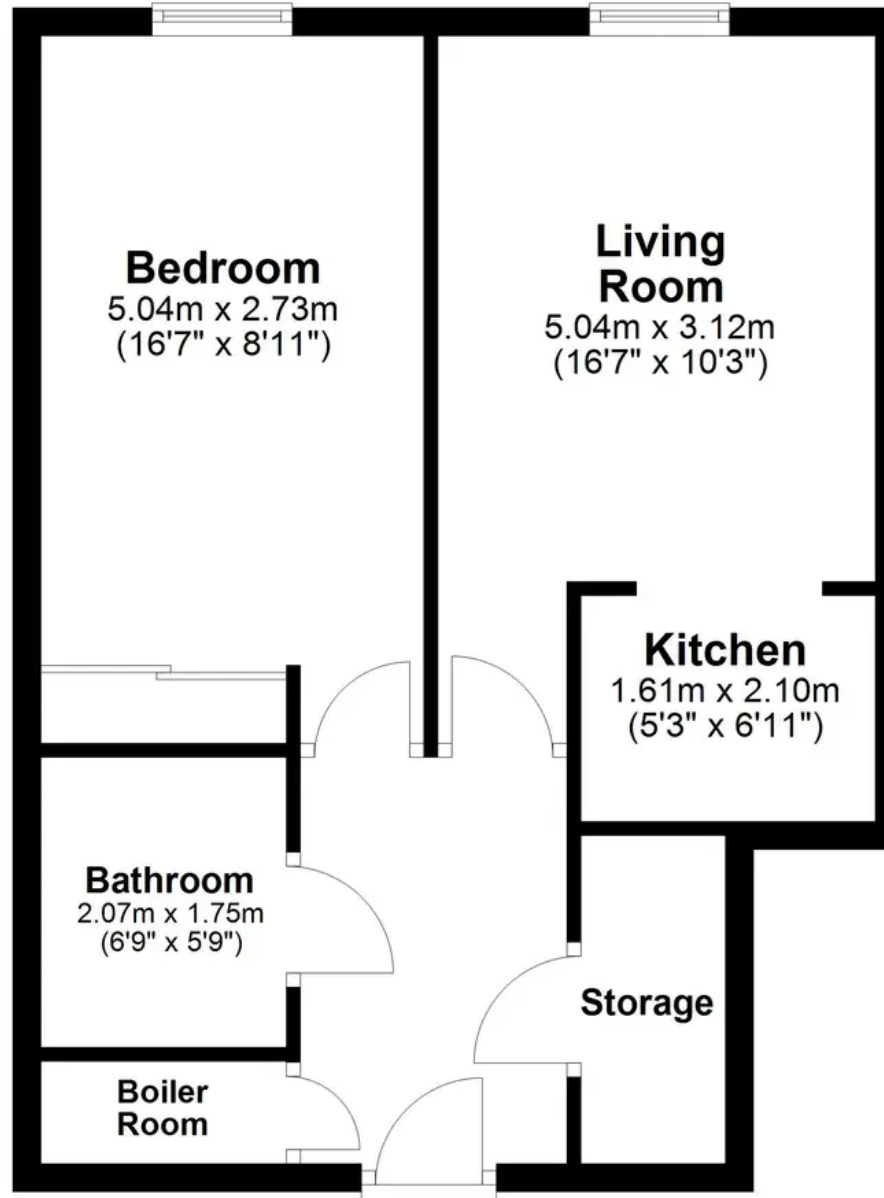
but if you want the traditional directions, please read on.





# Ground Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 45.2 sq. metres (486.9 sq. feet)





# Helmores

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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.