



Flat 3 The Mews, Belle Court, Crediton, EX17 3LE

Guide Price £125,000

HELMORES
SINCE 1699

Flat 3

The Mews, Belle Court, Crediton

- Light 1 bedroom second floor apartment
- Central town location
- Open plan living / kitchen
- Double bedrooms
- Mains services
- Views over town
- Close to shops and bus routes
- Off-road parking - available to rent nearby
- Communal outside space
- No chain

The Mews at Belle Court is a small development of apartments in a central town location. Tucked away off the main road, within seconds you're in the centre of town with the shops, cafes and public transport all on hand. The properties were part new build, part conversion and were completed in about 2008. This property is on the second floor and forms part of the conversion of a former shoe factory, a strong part of Crediton's industrial past. The character of the building can still be witnessed by the exposed king trusses in the living room, adding to the height of the ceilings and allowing the light to flood the room.

As one would expect, there's the usual mains services including gas, electric, water and broadband and the property is managed by Whitton and Laing who ensure the maintenance is up to date. The communal areas are in good order and clearly looked after.





The apartment itself is accessed from the first floor with an internal staircase leading to the main living spaces on the second floor. There is a private landing which leads to the double bedroom with town views, the bathroom with a white suite and shower over the bath and then to the open plan living spaces. There's a well fitted kitchen to one end and the appliances are available by separate negotiation should they be wanted. There are plenty of large windows and the aforementioned vaulted ceilings really add to the feeling of space.

Outside, the property is accessed across the courtyard of the development which is useable by the residents (shared). There isn't any off-road parking but directly behind is a car park owned by a local business and spaces are often available to rent. There is also a town car park and on street parking locally is unrestricted in many parts.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2023/24 - £1664.05

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

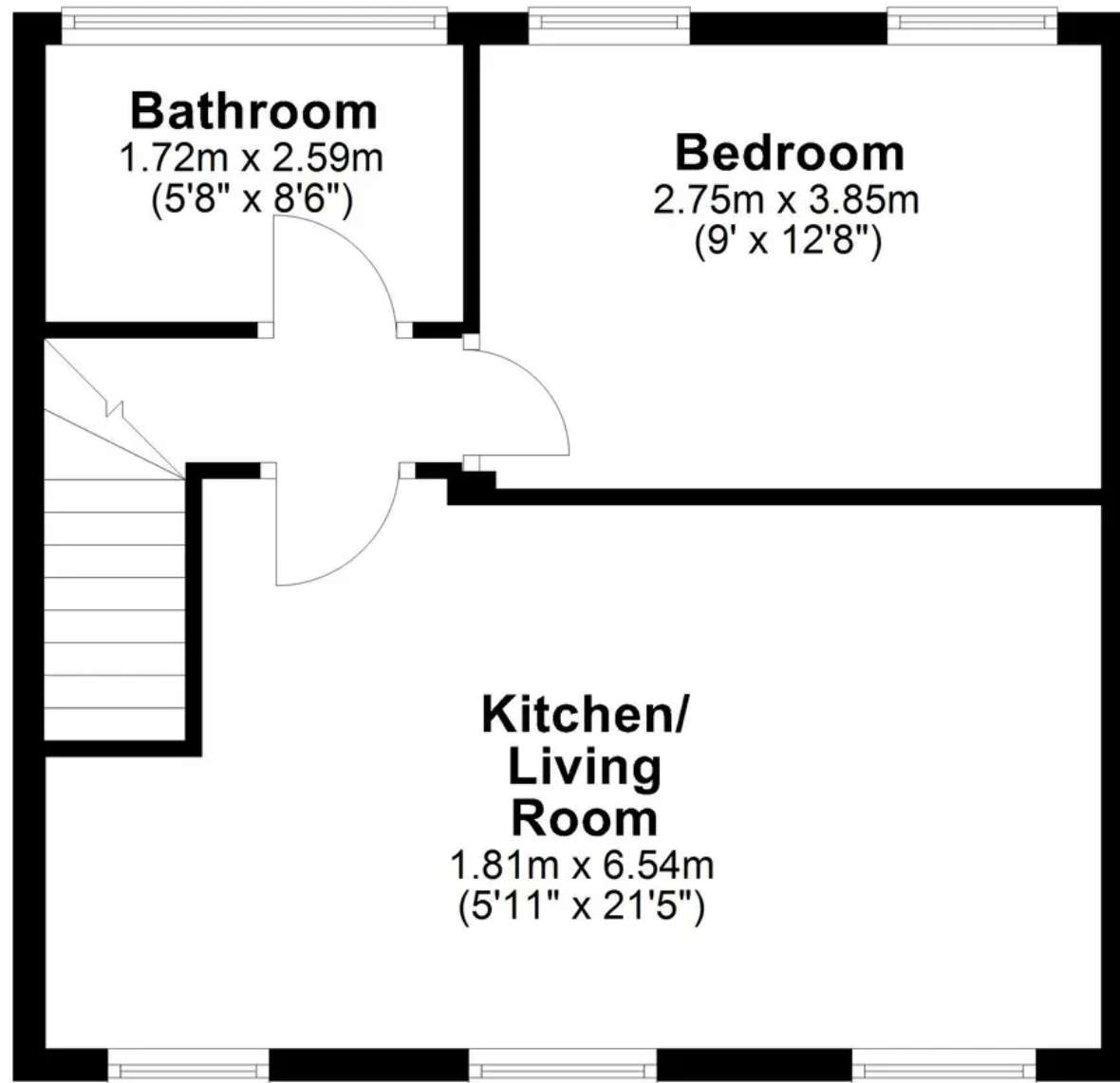
Listed: No

Tenure: Leasehold with 80 years remaining. Ground rent is £200 per annum and a £90 per month service charge is payable for the upkeep of the building, building insurance, communal areas and general maintenance. Please note that lease extensions should be possible if required.



Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 40.7 sq. metres (437.6 sq. feet)



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.