



Flat 1 The Mews, Belle Court, High Street, Crediton, EX17 3LE

Guide Price **£160,000**

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The apartment itself is on the ground floor and this really opens up the appeal to many buyers and being two bedrooms, there's great space. The access is all on the level and the High Street is just seconds away. It's accessed from a communal entrance on the ground floor and once inside, the light décor has been well maintained. There's an inner hallway with access to the two bedrooms and the bathroom and with built in storage and then the open plan kitchen/living/dining room which again is light and with a secondary door opening onto the shared courtyard to the front.

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 - £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 134 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.

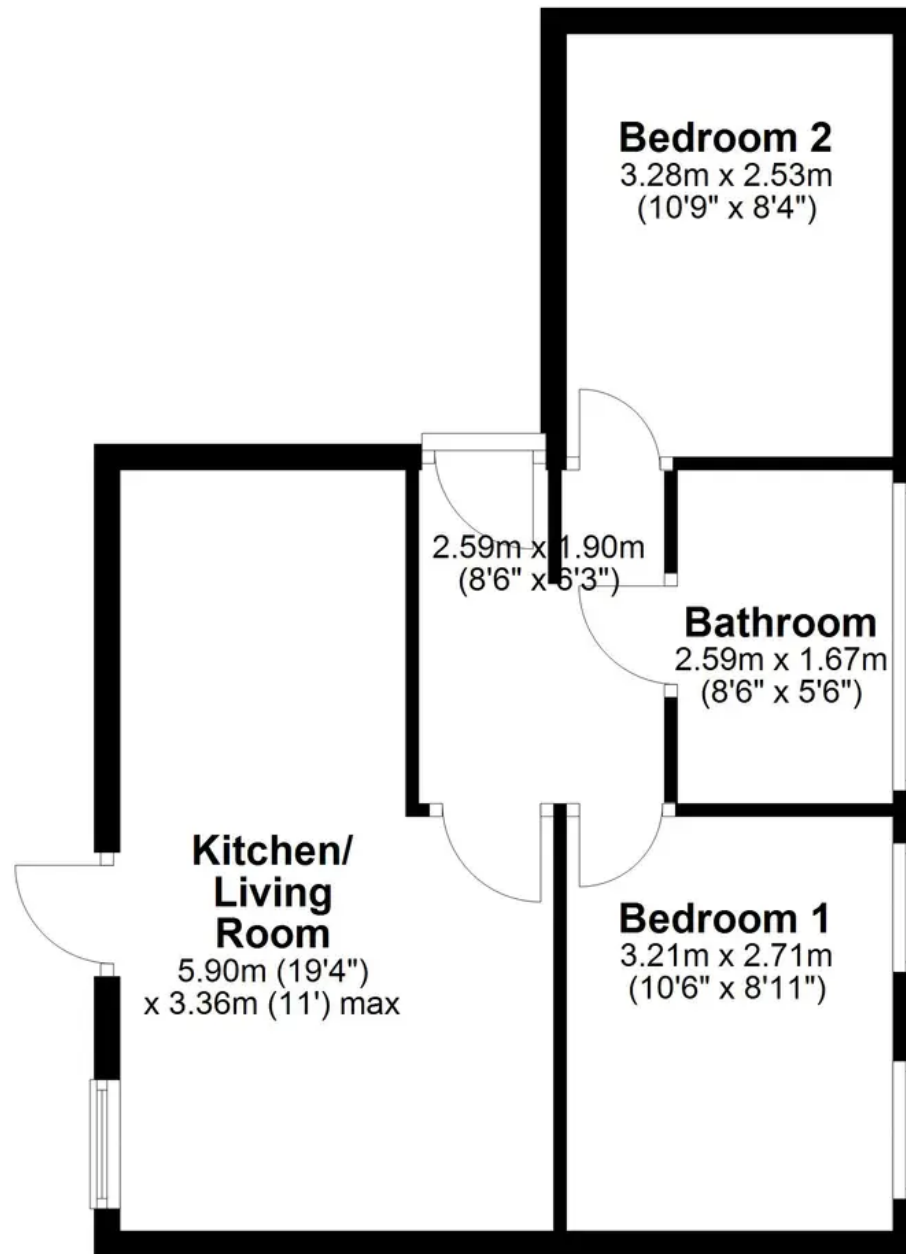
DIRECTIONS : For sat-nav use EX17 3LE and the What3Words address is ///beanbag.married.tricycle

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



Ground Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 45.1 sq. metres (485.7 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.