



Flat 5, Avenue House, Searle Street, Crediton, EX17 2DB

Guide Price **£179,950**

Flat 5

Avenue House, Searle Street, Crediton

- Incredible top floor flat
- Central town position
- Not on the High Street
- 2 bedrooms
- Completely renovated
- Town views
- Stunning interiors
- Off-road parking space
- No chain

Avenue House sits proudly on the upper part of Searle Street, just a short walk into the High Street for amenities and public transport or continue up the hill and you're instantly amongst the open green spaces of People's Park. The building itself is prominent in the landscape, a grand red brick building, set back from the street and the original house was converted into 5 flats a number of years ago. It's managed by the owners/residents who control the freehold meaning it's kept well and works are done as needed.





The flat itself is on the top floor and is very spacious totalling 72sqm (775sqft) with a communal, wide staircase access from the ground entrance door to the front door of the flat on the third floor. Being on the top floor, there's no one above you and the views from the flat are beautiful over the town's rooftops with the sun into the kitchen and living room in the morning and it swings to the rear and into the bedrooms towards the end of the day.

The flat has had a complete renovation in the past 3 years and is now beautifully presented throughout with little or nothing for a new owner to do. The property was re-wired, re-plumbed, insulated, with new kitchen, bathrooms and carpets which make for a comfortable and contemporary loft style apartment with decorative coving. The layout offers a spacious living room with room for a table and chairs, a well fitted kitchen with integrated oven and hob and then a stunning shower room from the hallway, ideal for the bedrooms or indeed guests. There are 2 bedrooms, one which has a W/C.

There is no garden but People's Park is a 30 second walk away and there is an allocated parking space at the front included with the sale, a lovely addition to a town property of this type.

Agents Note: The current EPC rating is F, however, according to the inspector - "The addition of High heat retention storage heaters, with a typical installation cost of £1,200 - £1,800 would improve the rating to between E and D, subject to re-inspection"



The 5 flats own the freehold between them with each owner being a member of the management committee giving complete control.

Please see the floorplan for room sizes.

Current Council Tax: Band A – Mid Devon 2024/25-
£1664.05

Approx Age: c. 1910

Construction Notes: Brick under slate

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric heating (gas is to building but not the flat)

Listed: No

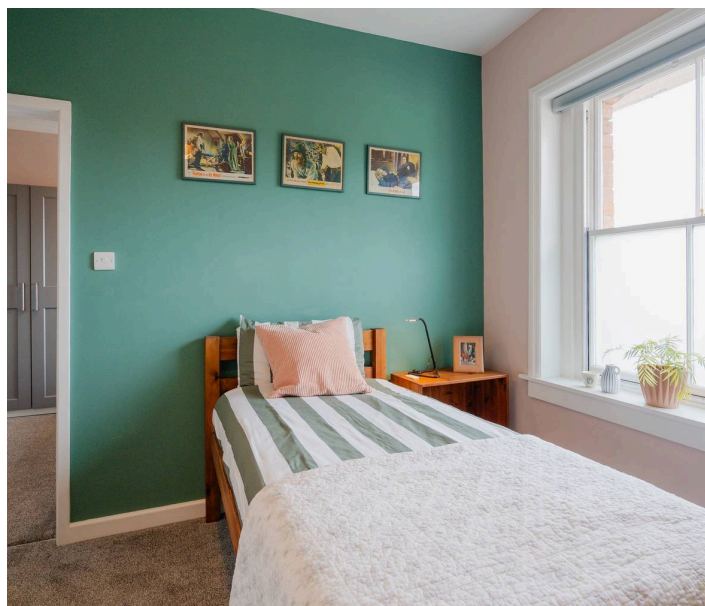
Conservation Area: Yes

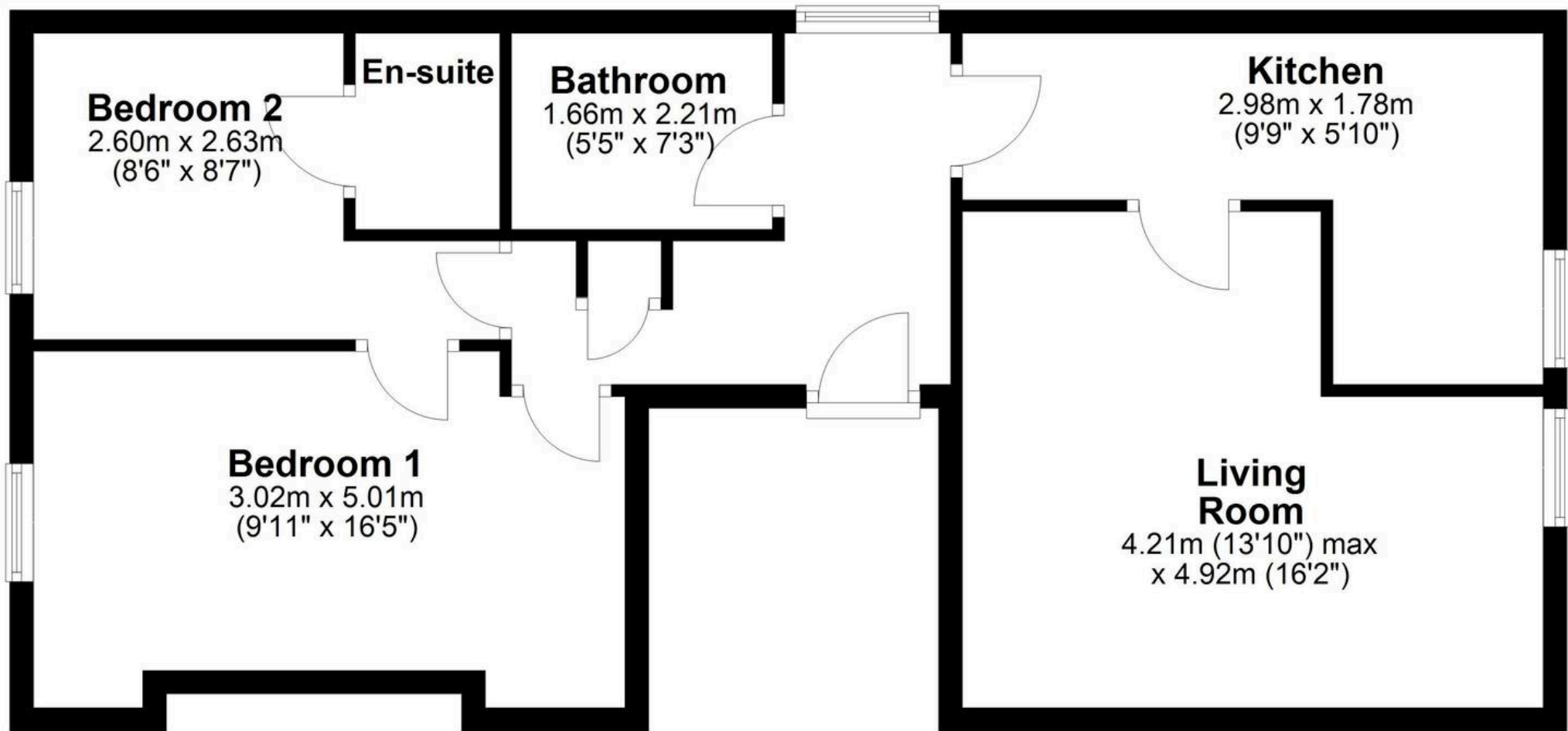
Tenure: Leasehold with 976 years remaining, ground rent is £135 per annum and maintenance is currently set at £75 per month. 1/5th share of the freehold.

DIRECTIONS : For sat-nav use EX17 2DB and the
What3Words address is ///guarded.guard.unsigned

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

From Crediton High Street, turn into Searle Street and head up the hill. Avenue House will be found about three quarters of the way up on the left. For viewings please park on the street nearby although there is a parking space with the flat and if needed, please request with agent for details.





Approx. 74 sq. metres (796 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.