



## Flat 30, The Lodge, Western Road, Crediton, EX17 3RD

Guide Price £200,000

**HELMORES**  
SINCE 1699

## Flat 30

The Lodge, Western Road, Crediton

- Semi-detached bungalow
- 3 bedrooms
- Stunning bathroom and kitchen
- Contemporary decor
- Original features including parquet flooring
- Private garden plus use of shared gardens
- Designated parking
- Freehold purchase
- No chain

Steeped in local history, the main building of The Lodge started life as a workhouse, built in the 1830's. It was later used as a hospital and expanded with extensions and additions creating what is there today. In the 1980/90's it was converted into apartments with 1, 2 and 3 bedroom apartments forming the majority of the main buildings. One of the later additions is this semi-detached bungalow, different to most dwellings at The Lodge due to having no-one above or below. Also, it's freehold (the majority are leasehold) and it owns its own private garden area and its own parking spaces.





The current owner has transformed the property into a light, contemporary home whilst retaining many of the original features. The high ceilings, the sash windows and parquet floor remind you that it's not a new build home. It does however have the mod-cons with a luxury bathroom, a modern fitted kitchen and the décor is very up to date and adds to the feeling of space and light. The main living space is cleverly zoned by the flooring to give living and dining spaces and the kitchen is easily accessible from the living areas. There are three bedrooms, plus the aforementioned bathroom with a shower over the bath and illuminated wall niches adding to the style.

Agents' Notes: The windows are in need of renovation/replacement, this is not imminent but will be required – this is reflected in the guide price. I

It will be noted on a viewing that there is extra space available to utilise above the suspended ceiling. Combines with the roof space, it maybe possible to create further storage depending on design.



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Please see the floorplan for room sizes.

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

Approx Age: Converted 1990's

Construction Notes: Brick under slate

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Plug in radiators

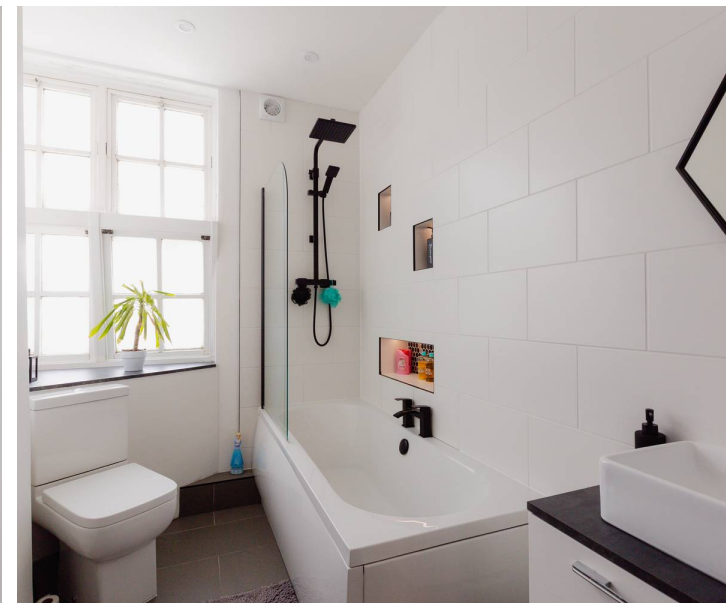
Listed: Yes – Grade II

Conservation Area: No

Tenure: Freehold

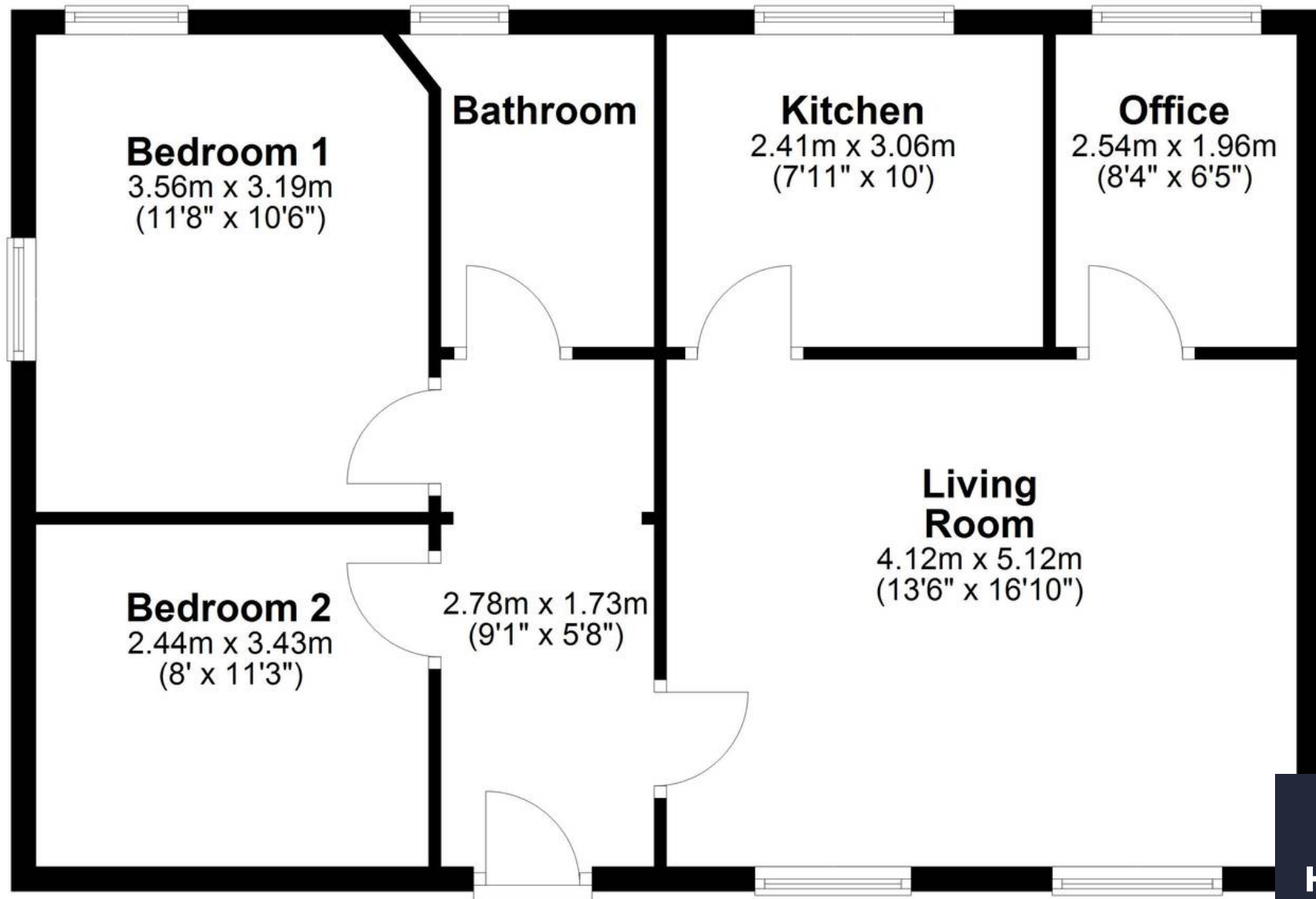
**DIRECTIONS** : For sat-nav use EX17 3RD and the  
What3Words address is ///farm.back.bandaged but if you  
want the traditional directions, please read on.

If in Crediton High Street, proceed West to The Green and  
carry straight on along Western Road. Once reaching the  
entrance to The Lodge/Crediton Hospital, turn into the  
main entrance and then the property will be found on the  
right hand side before reaching the main car park of The  
Lodge. For viewings, it maybe easier to park in the main  
car park and walk to the property.



# Ground Floor

Approx. 68.3 sq. metres (735.6 sq. feet)



Total area: approx. 68.3 sq. metres (735.6 sq. feet)



# Helmores

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