



## 2 Bevin Court, Crediton, EX17 3DR

Guide Price **£125,000**



## 2 Bevin Court

Crediton

- Refurbished 1st floor flat
- Town location
- 2 bedrooms
- Open plan living/kitchen/dining
- Attractive building
- Long lease
- Council tax A and EPC E
- No chain

Close to the iconic Crediton parish church and ideally located for the town's amenities including schools, shops and public transport, is this attractive conversion of 4 flats. The building has kept much of its original design with large stone arches and notable bay windows. The property is brick construction with a slate roof. The conversion was carried out in the 2000's in conjunction with a larger new build development at the rear. Both are accessed via iron gates leading to an inner courtyard, off the road, and giving access to the buildings.





This flat has been let for a few years and has since been thoroughly decorated prior to marketing. With an overhaul of the kitchen and bathroom, complete redecoration and brand new carpets, it's now a light (the front faces south into the main living space) flat which is ready to move in to. There's an open plan living/kitchen to make the most of the space with one of the large bay windows looking out onto the front. There are 2 bedrooms at the back and a family bathroom with a bath and shower over. The flat is accessed via a communal entrance (serving 4 dwellings in total) and is on the first floor. There are mains services and heating is via electric radiators.

There is no parking or garden with this property but parking can be found locally on the street. Bus stops are seconds away for bus services to Exeter and the train station is approx a 10 minute walk.

Please see the floorplan for room sizes.

Current Council Tax: Band A – Mid Devon

Approx Age: Converted early 2000's

Construction Notes: Brick with slate roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Electric heating

Listed: No

Conservation Area: Yes

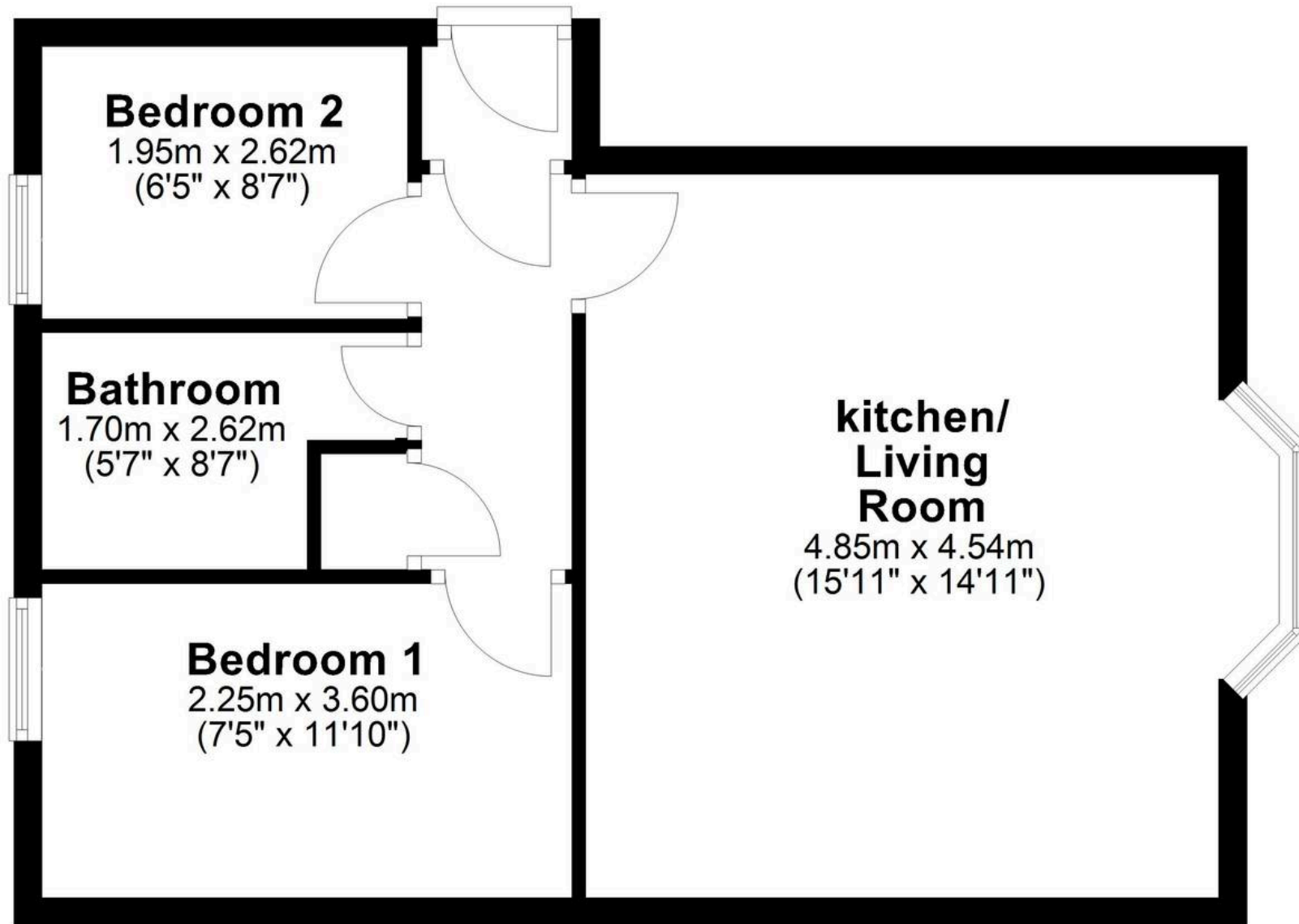
Tenure: Leasehold with 982 years remaining. £80.87 payable monthly to cover maintenance, buildings insurance and communal areas. Any additional funds needed split 5 ways (4 flats and 35 East Street).

Whitton and Laing are the managing agents.



# Ground Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 45.5 sq. metres (489.9 sq. feet)





## Helmores

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