



Deep End Pools, 78 High Street

Guide Price £50,000

Deep End Pools

78 High Street, Crediton

- Town project property
- Close to The Green
- Cash buyers only
- Double bedroom with shower
- Open plan kitchen/living
- Ground floor
- New leasehold

Close to The Green at the western end of the High Street, this former office occupies the ground floor. In 2012, planning was granted to convert the office to a flat under Mid Devon planning reference 12/01272/FULL. Most of the works were carried out in accordance with the approval but the conversion was never signed off and as such, a new application would need to be made by a new owner. This offers cash buyers a rare opportunity to purchase, re-apply for the consents and complete the build for a very good price.

The layout offers open plan living/kitchen area and a double bedroom with shower and WC facilities. There will be a brand new lease granted too. Ideally located for the towns' amenities, public transport and schools, it's got a lot in it's favour. The front of the building faces south so there's plenty of light through those large windows and being on the level for town is a real advantage. There's mains services and the entrance is only initially shared with the upstairs property (also for sale at the time of writing). There's no garden or parking but there's The Green 20 meters away and on street parking is available around the town.

Agents' Note: The above maisonette is also up for sale at the time of writing.





Please see the floorplan for room sizes.

Current Council Tax: Band TBC– Mid Devon

Approx Age: 1850

Construction Notes: Unknown

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

Drainage: Mains

Listed: Yes

Conservation Area: Yes

Tenure: Freehold

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious secondary school with sixth form (Queen Elizabeth’s). In addition, it boasts a brilliant gym and leisure centre for New Year’s resolutions, three supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

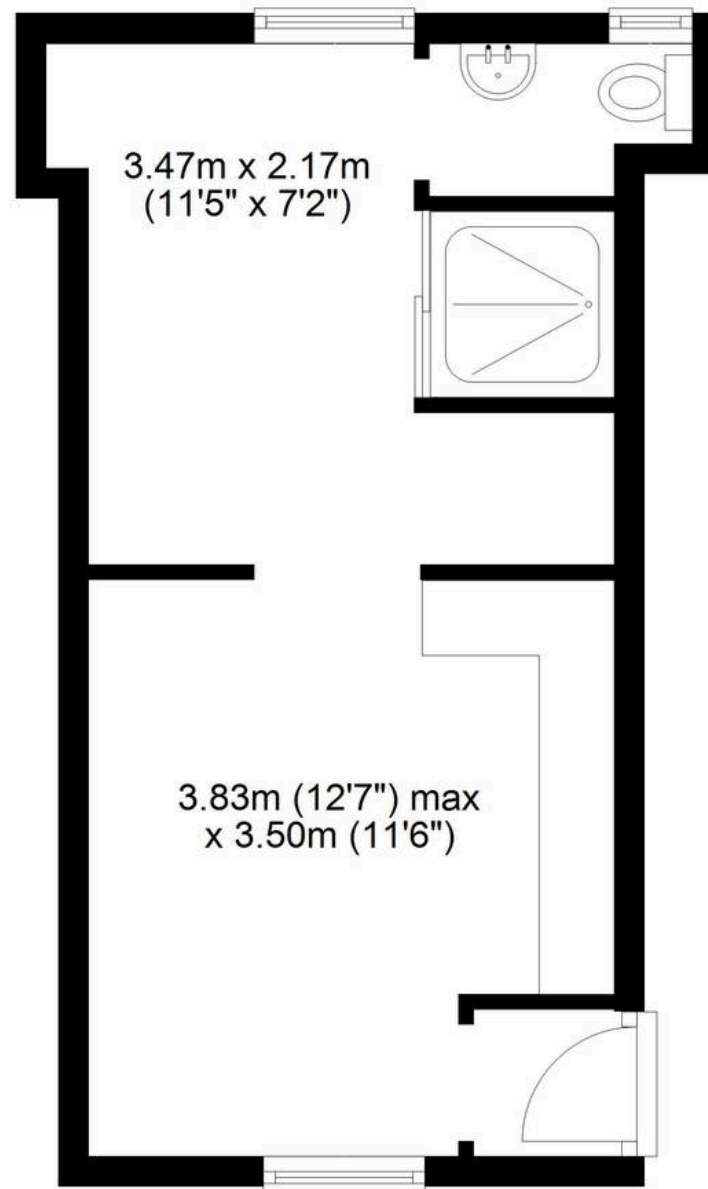
DIRECTIONS

For sat-nav use EX17 3LA and the What3Words address is [///dorm.swooned.stone](https://www.what3words.com/#!/dorm.swooned.stone)



Ground Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



Total area: approx. 26.5 sq. metres (285.0 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.