



**Flat 1, 1 The Orchard House, Churchill Drive, Crediton, EX17 2EF**

Guide Price **£185,000**



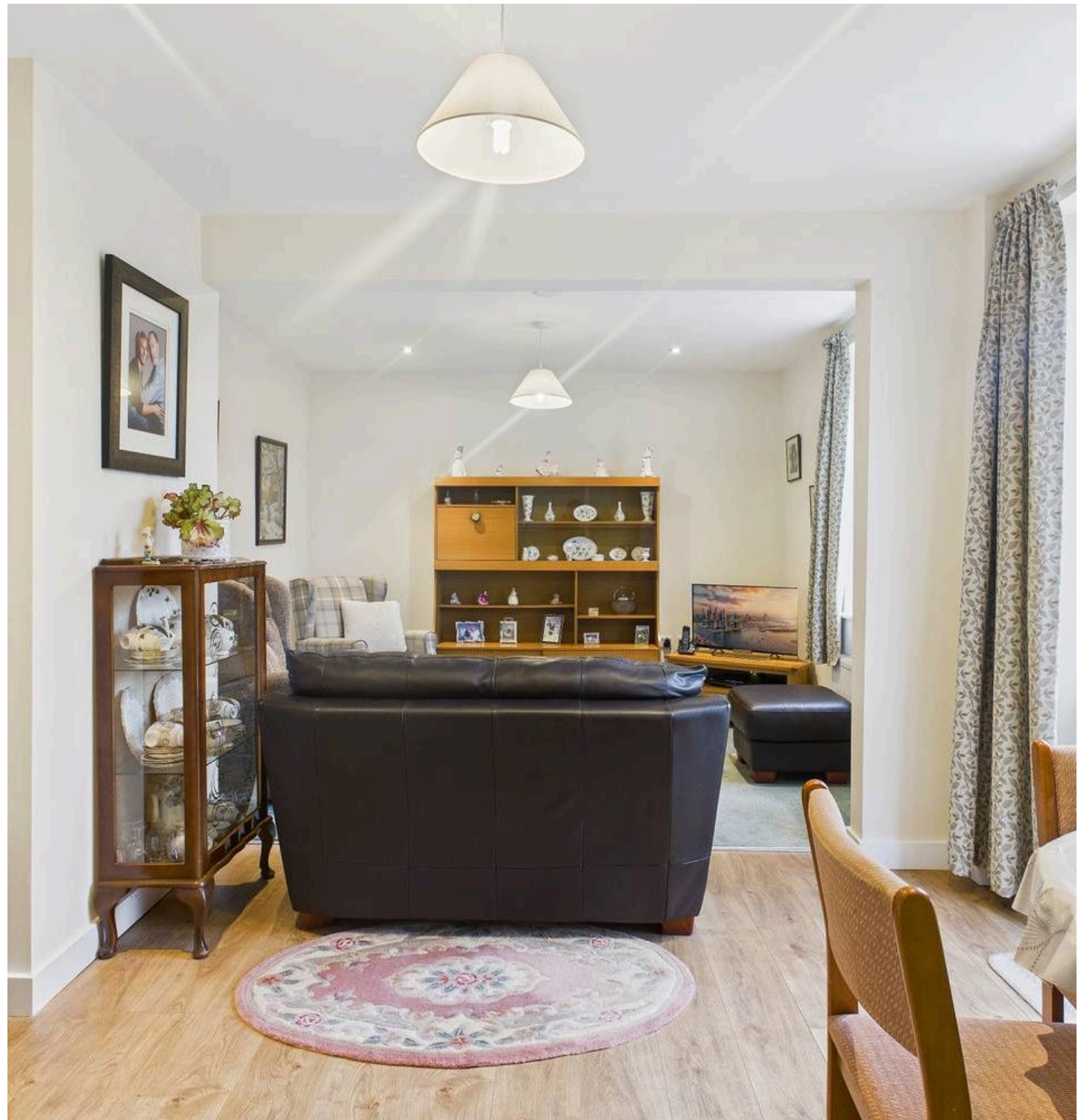
## Flat 1

1 The Orchard House Churchill Drive,  
Crediton

- Stylish ground floor apartment
- Two comfortable double bedrooms
- Private, good sized, level garden with its own pedestrian entrance
- Light open plan kitchen, dining and living space opening to the garden
- Modern finish throughout with nothing for a new owner to do
- Upgraded shower room
- Allocated parking plus visitors spaces
- No chain

Converted in 2020, this thoughtful development reshaped the town's apartment offering. Before then, most conversions were centred on the High Street above the shops, but this project stepped away from the bustle and reimagined the entire building as a collection of modern, stylish homes. With one, two and three bedroom layouts originally available, the development brings contemporary convenience together with the charm of a character conversion, all finished to a good standard. With communal gardens and allocated parking, it offers an easy way to enjoy everything the town has to hand while still feeling pleasantly tucked away.

This particular apartment sits on the ground floor of Building One and enjoys a rare extra touch for this type of home, a private garden to the east side with its own pedestrian access from the footpath.





It is a brilliant option for first time buyers, downsizers or anyone looking for a strong rental investment. A secure communal entrance with intercom leads into a well cared for lobby and through to the property itself. Inside, a central hall connects all rooms, including the immaculate open plan kitchen, dining and living space. The kitchen is well fitted with integrated appliances, the layout is sociable and inviting, and the whole room opens directly onto the garden. Everything has been well designed and beautifully maintained so a new owner can simply move in and enjoy it.

There are two comfortable double bedrooms, both served by a smart upgraded shower room. The apartment has mains gas central heating and double glazing, as well as its own allocated parking space with visitors parking available. The private garden, for the sole use of this apartment, is larger than expected, level and offers wonderful outdoor space that is rarely found with modern flats. Residents can also make use of the wider communal grounds.

#### Agents' Notes:

##### Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

##### Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.





#### Leasehold:

We're informed by the seller that the property is leasehold. Buyers should confirm the remaining term, ground rent, service charge and any review or management fees with their conveyancer. Buyers should also confirm any restrictions on alterations, subletting or use with their conveyancer.

#### Shared / Communal Areas:

We're informed by the seller that the property has shared use of some communal areas. Buyers should confirm maintenance responsibilities, rights of use and any associated costs with their conveyancer.

#### Vacant Property:

We're informed by the seller that the property is intended to be sold with vacant possession.

#### Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: Converted 2020

Construction Notes: Standard

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

Drainage: Mains





Heating: Mains gas

Listed: No

Conservation Area: No

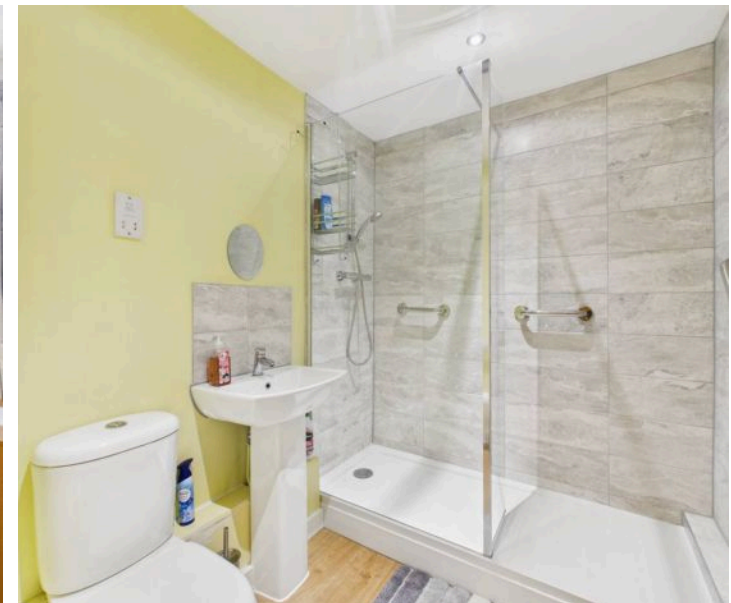
Tenure: Leasehold. Lease is 200 years from January 2020. Ground rent is £200 per year (2 x £100 instalments) and maintenance is approx. £100 per month for building and grounds plus buildings insurance of approx. £250 per year.

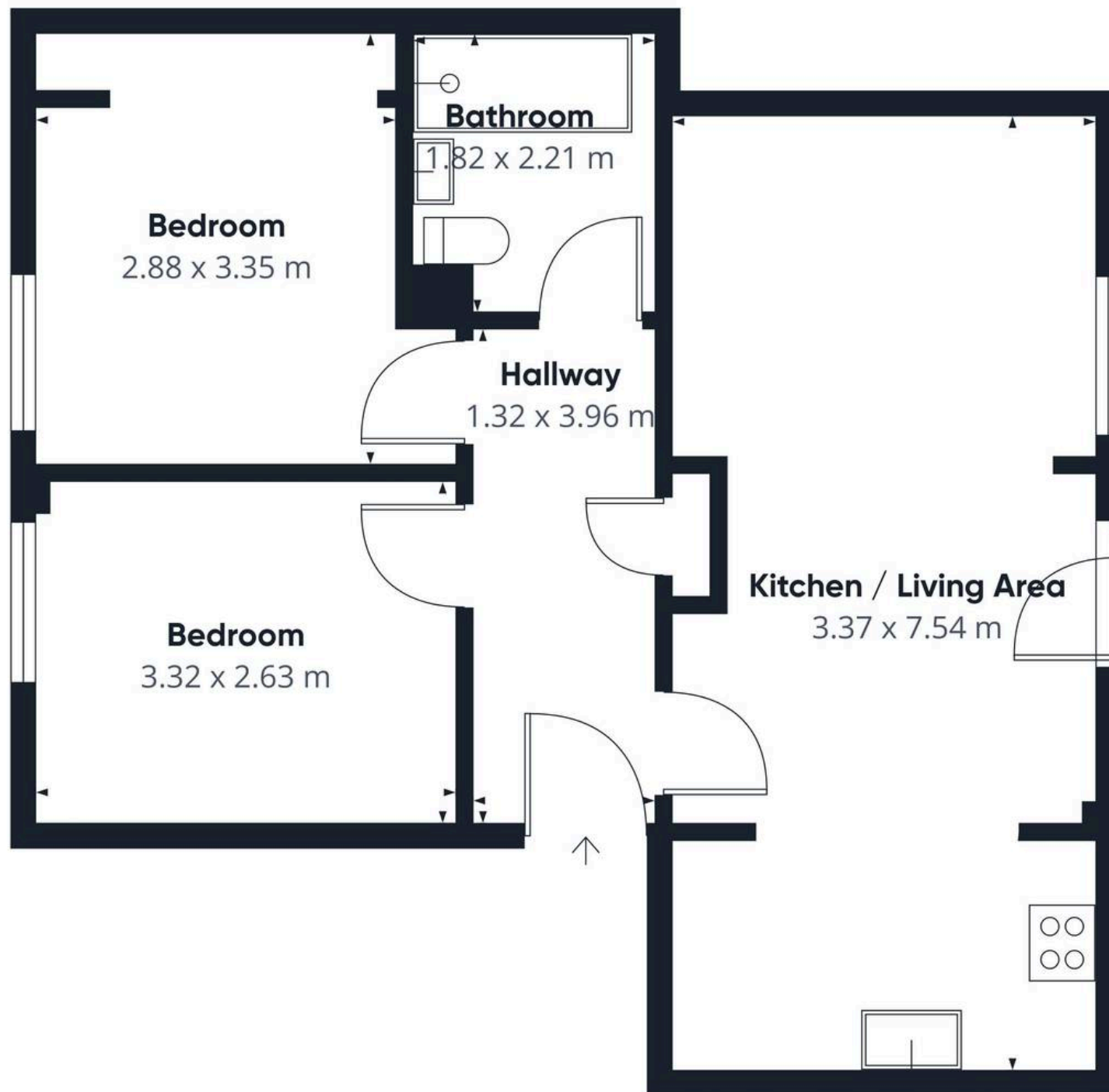
**CREDITON** is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

#### DIRECTIONS

For sat-nav use EX17 2EF and the What3Words address is [///purses.about.wired](#) but if you want the traditional directions, please read on.

From the High Street, head West towards Copplestone and at The Green, turn right at the lights and then immediately left again into St Martins Lane. Take the first right into Churchill Drive and The Orchard House will be found on your left. Block 1 is the first block on your right.





Approximate total area<sup>(1)</sup>  
53.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







## Helmores

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