



Flat 1, 78 High Street, Crediton, EX17 3LA

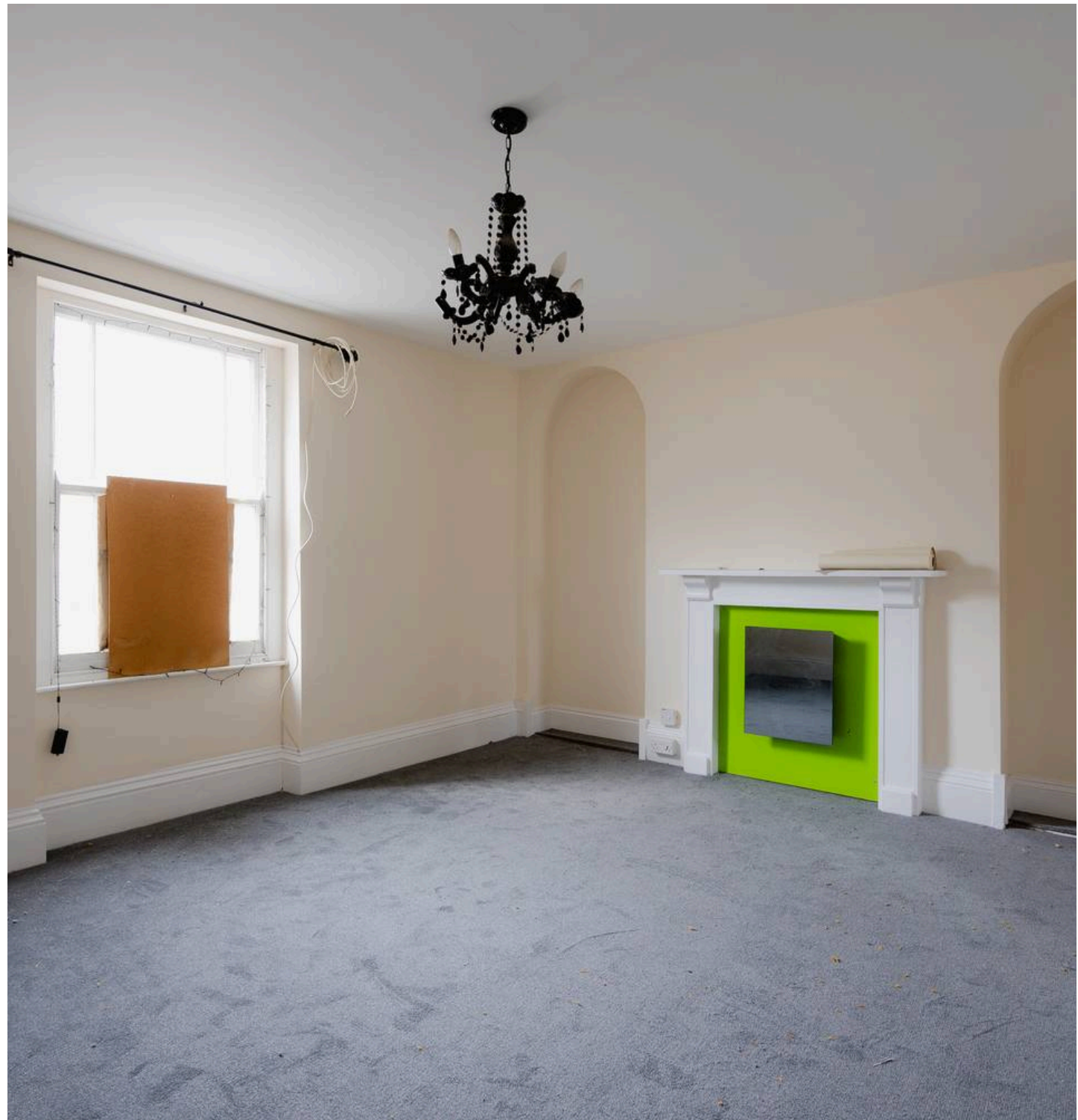
Guide Price **£135,000**

Flat 1

78 High Street, Crediton

- Town property
- Close to The Green
- Two double bedrooms
- Large, light living room
- First and second floors
- Freehold sale

Located on the upper floors of this listed building, close to The Green at the western end of the High Street, this 2 bedroom maisonette flat offers terrific convenience with plenty of space. 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 above the road level, it's private and surprisingly quieter than you may expect. There's mains services and the entrance is only initially shared with the ground floor property (also for sale at the time of writing). The layout brings you in from the High Street, up the stairs and onto the first floor. There's a kitchen and large light living room, plus the bathroom and then up again to the second floor with the 2 double bedrooms. There's also a large attic that has further potential (stp). There's no garden or parking but there's The Green 20 meters away and on street parking is available around the town.





The freehold for the building is part of the sale of this property (so the garden flat and ground floor flat will both contribute to the upkeep/insurance of the building).

Agents' Note: The ground floor shop is also for sale

Please see the floorplan for room sizes.

Current Council Tax: Band A – Mid Devon

Approx Age: 1850

Construction Notes: Unknown

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

Drainage: Mains

Listed: Yes

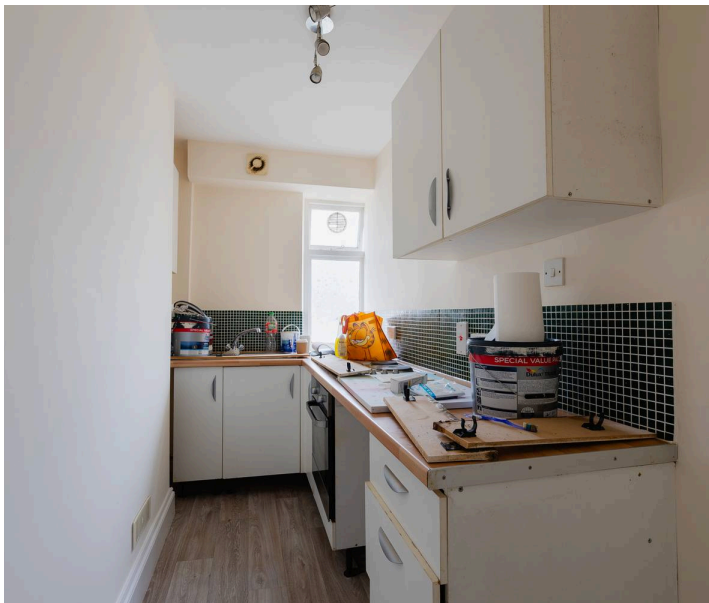
Conservation Area: Yes

Tenure: Freehold

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

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

If in Crediton High Street, proceed towards The Green and the property will be found on the right just before reaching The Green.



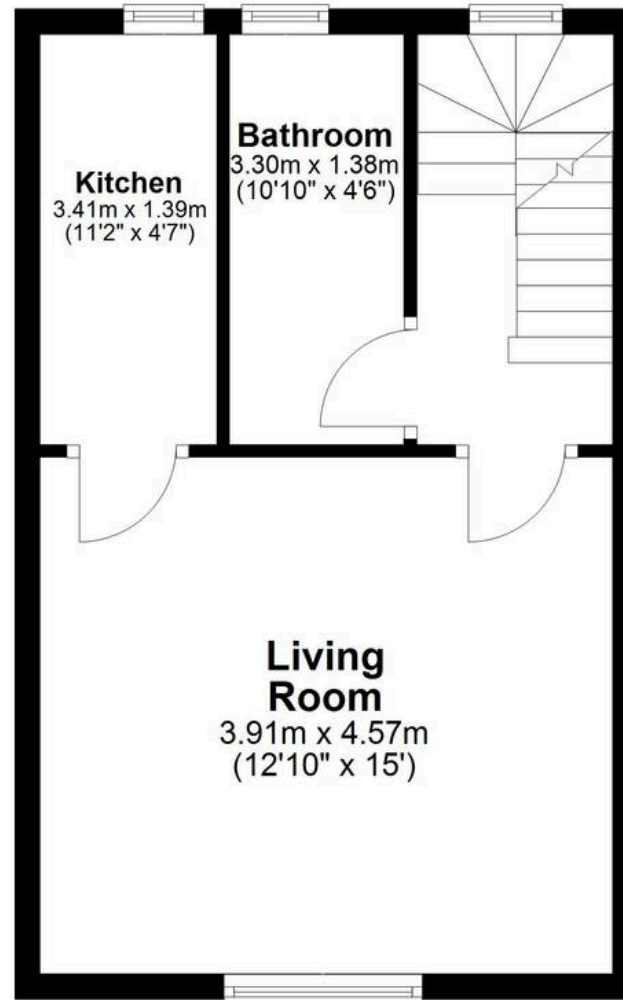
Ground Floor

Approx. 8.3 sq. metres (89.8 sq. feet)



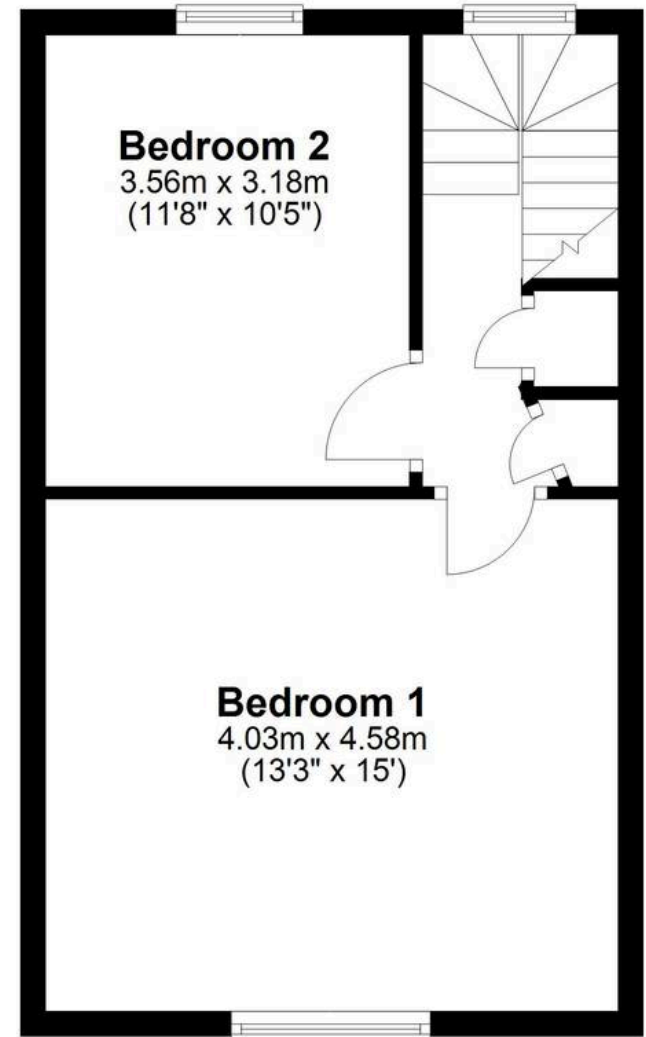
First Floor

Approx. 33.2 sq. metres (357.8 sq. feet)

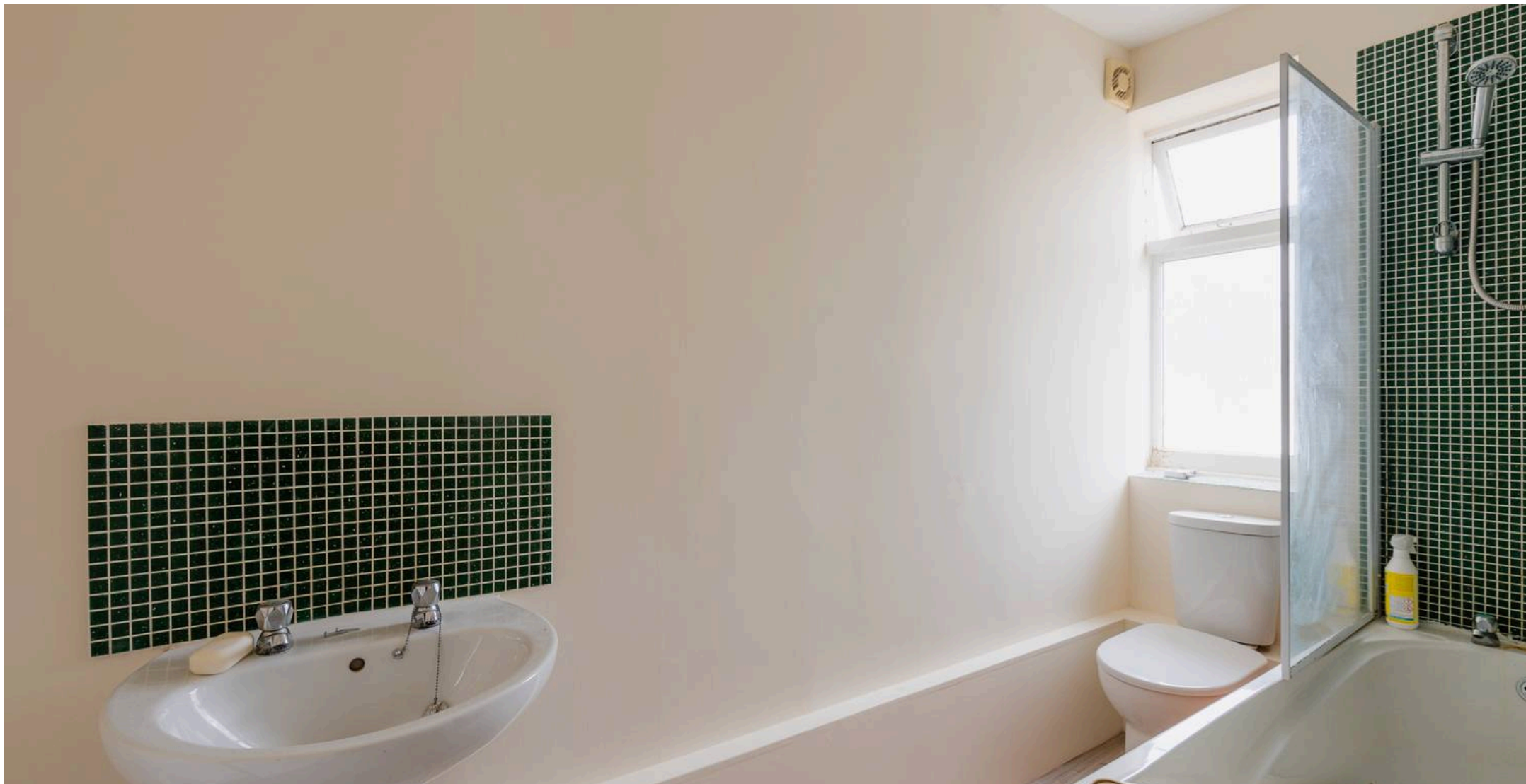


Second Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Total area: approx. 77.7 sq. metres (835.9 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.