



Garden Flat, 79 High Street, Crediton, EX17 3LA

Guide Price £120,000

Garden Flat, High Street

79 High Street, Crediton

- Ideal investment/first time buyer property
- Level ground floor apartment
- 1 Double bedroom
- Close to shops and transport links
- Garden
- Gas central heating
- No onward chain!

This flat is perfectly located just a short walk from the shops and public transport, it would provide a great investment return and has the rare benefit of outside space.

The open plan kitchen/lounge diner has a large sash window and space for a table and sofa along with the kitchen area that has solid wood worktops and cream units. There is a built-in oven with 4 ring induction hob over and space for a washing machine. The bathroom has a corner shower, WC and sink and the bedroom is a double.

The easy to maintain courtyard style garden is 16' 5" x 16' 5" (5m x 5m) and is at the front of the property.





Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon

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

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: Grade II

Conservation Area: Yes

Tenure: Leasehold

Buyers' Compliance Fee Notice:

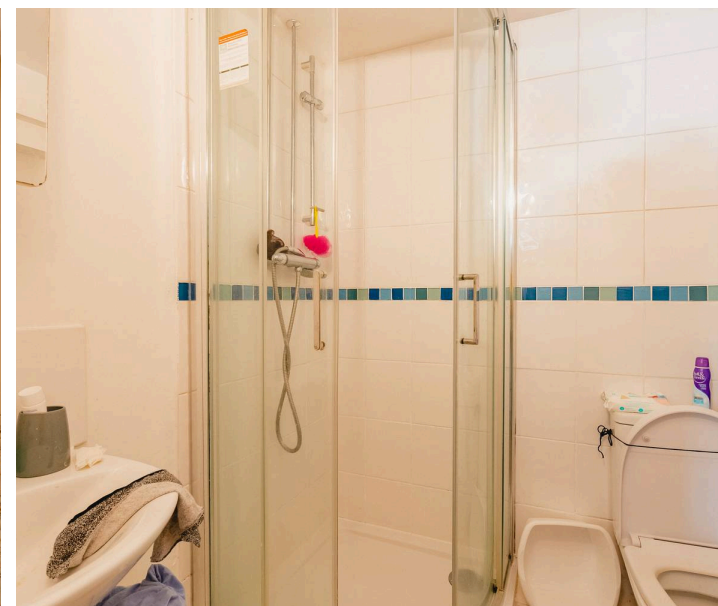
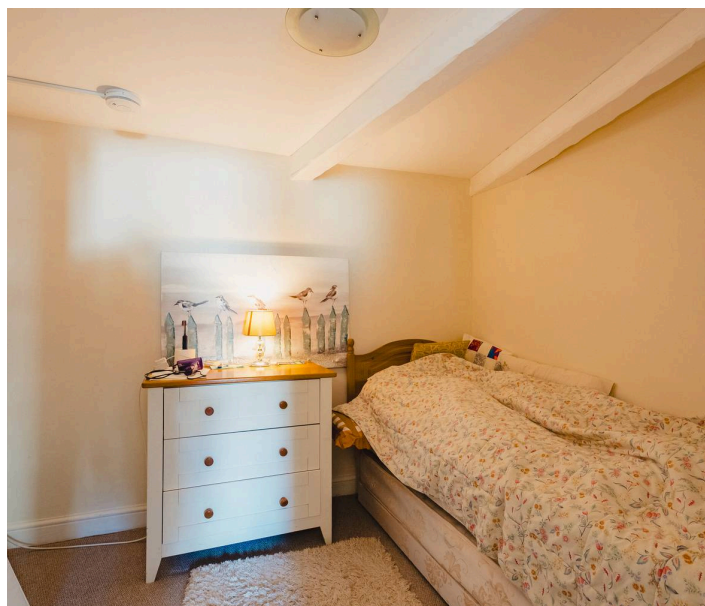
Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



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 : From Crediton High Street to the left of Sunflowers Nursery take a right turn down a path beside 81a High Street, continue on the path around to the left and The Garden Flat can be found to your left.

What3Words: ///nuzzling.squish.pythons



Lower Ground Floor





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.