



Flat 4, 4 The Orchard House, Churchill Drive, Crediton, EX17 2EF

Guide Price **£150,000**

Flat 4

4 The Orchard House, Churchill Drive,
Creddon

- Excellent ground floor flat
- Own level garden plus communal gardens
- 1 double bedroom
- Open plan living spaces
- Excellent condition being only 5 years old
- Designated off-road parking space
- Easy access to town and amenities
- No onward chain

Converted in 2020, this development re-invented the town's apartment scene. Until then, the majority of converted buildings were on the High Street (over shops) and this development broke away from that by converting the whole building into a range of stylish apartments with 1, 2 or 3 bedroom options initially available. They provided the convenience of a modern apartment block with some character of a conversion and all completed to a good standard, with communal gardens and all with parking, it's a great way to enjoy the town's amenities yet be somewhat tucked away.

This apartment is on the ground floor of building 4 and has its own private garden to the rear, making it a fantastic buy. It's ideal for those starting out, or downsizing or even investment as it would rent very well. A communal entrance with secure intercom entry phones leads to the well cared for lobby





straight to the front door. Upon entry, a central hall leads off to all rooms including the open plan living/dining/kitchen which is immaculate and well fitted with some integrated appliances. It has been well designed and well looked after, leaving nothing for a new owner to do – it's a really lovely sociable space. The double bedroom is a good size and is served by a white suite bathroom. It has mains gas central heating and double glazing plus there is a designated parking space and additional visitors parking is available. The private garden (sole use of this flat) is accessed via the bedroom and is surprisingly large and offers great space for this type of property. The communal grounds can be used by residents too.

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 A – Mid Devon

Approx Age: Converted 2020

Construction Notes: Standard

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

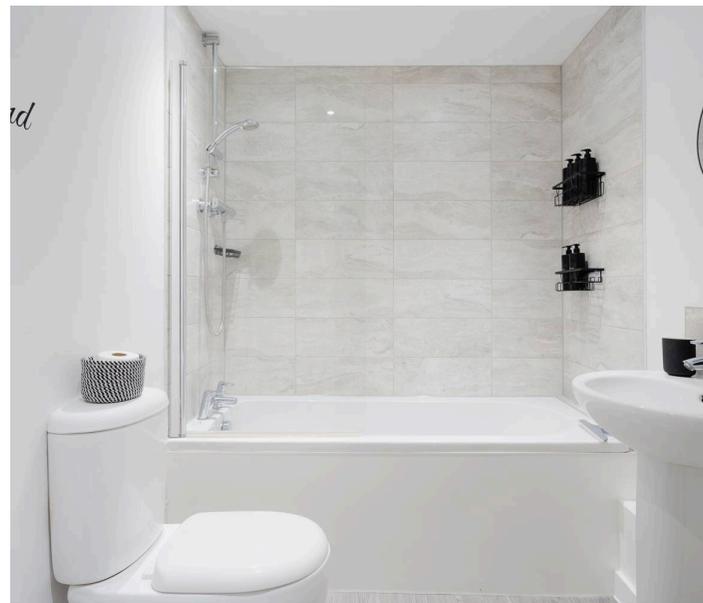
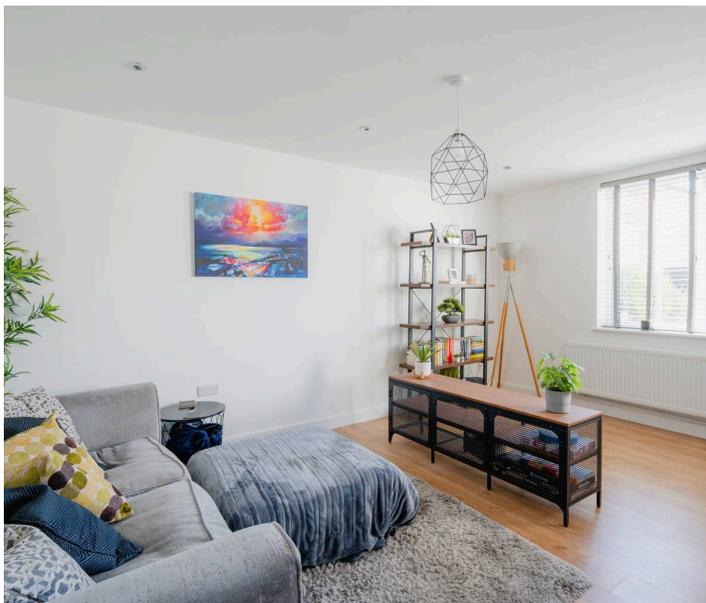
Drainage: Mains

Heating: Gas fired central heating

Listed: No

Conservation Area: No

Tenure: Leasehold



Lease is 200 years from January 2020
Ground rent is £200 per year (2 x £100 instalments)

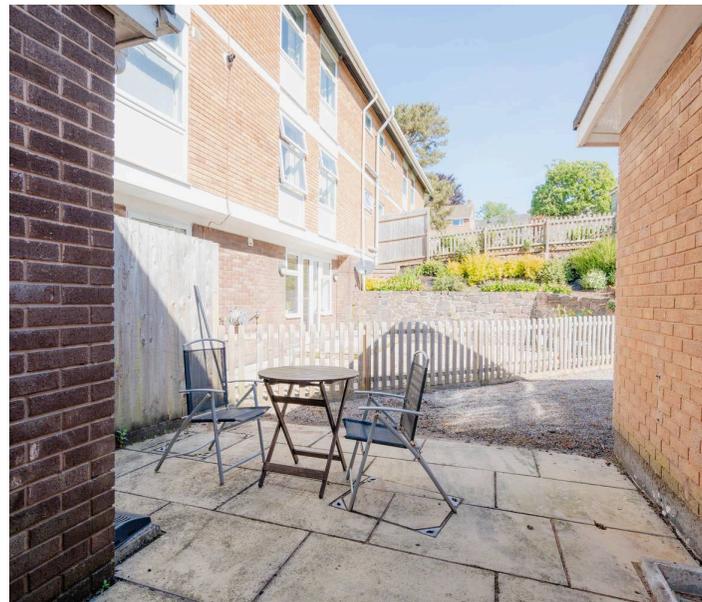
Maintenance is approx. £100 per month for building and grounds (plus buildings insurance £287 in 2024)

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

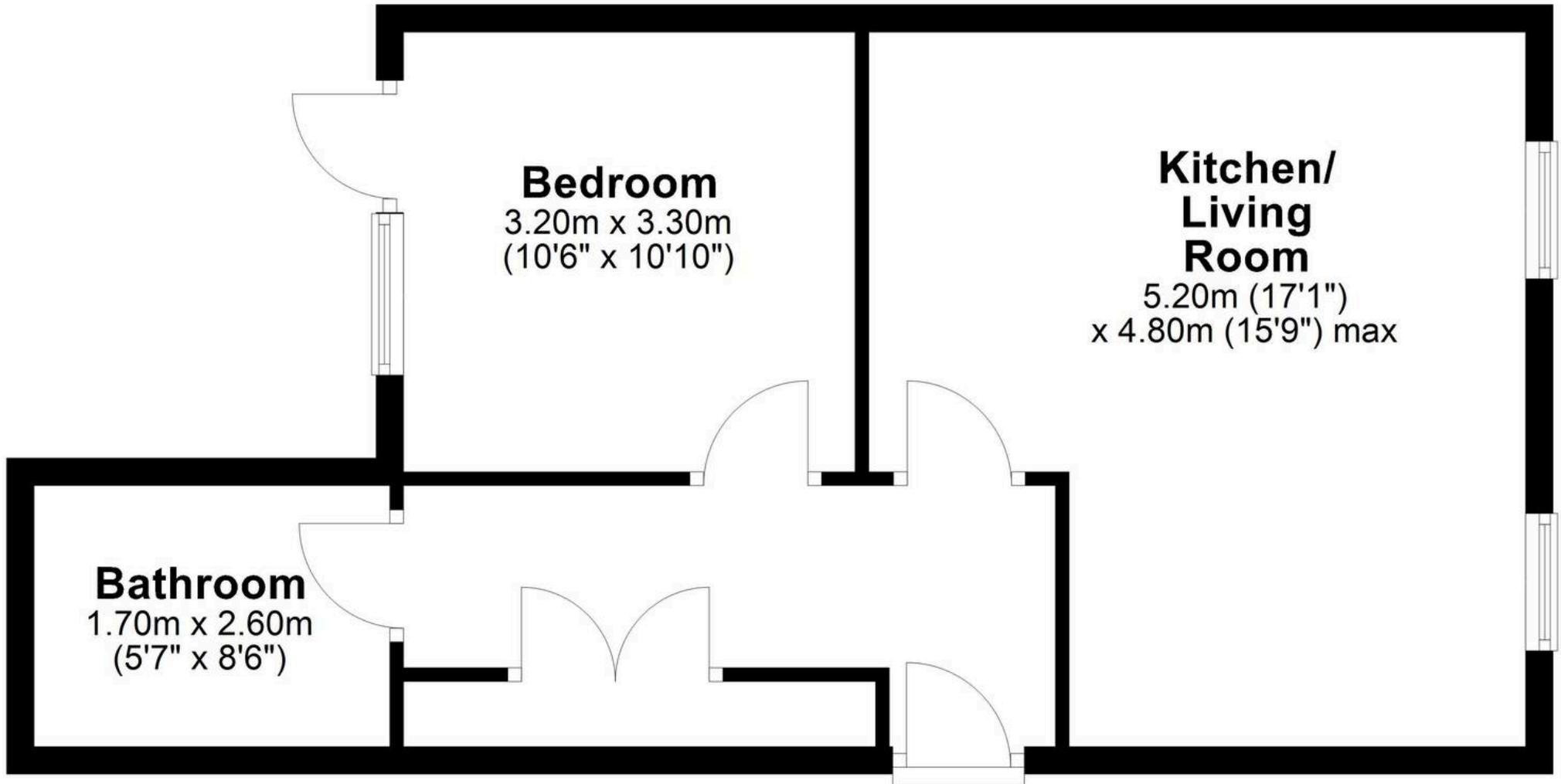
For sat-nav use EX17 2EF and the What3Words address is [///dignitary.digits.soothing](https://www.what3words.com/#!/dignitary.digits.soothing) but if you want the traditional directions, please read on.

From Crediton High Street, proceed to St Lawrence Green and at the traffic lights, turn right and then immediately left into St Martins Lane. Take the first right into Churchill Drive and immediately left into The Orchard House. Look for building 4 (straight ahead as you enter the carpark) and Flat 4 is through the front door and on the right on the ground floor.

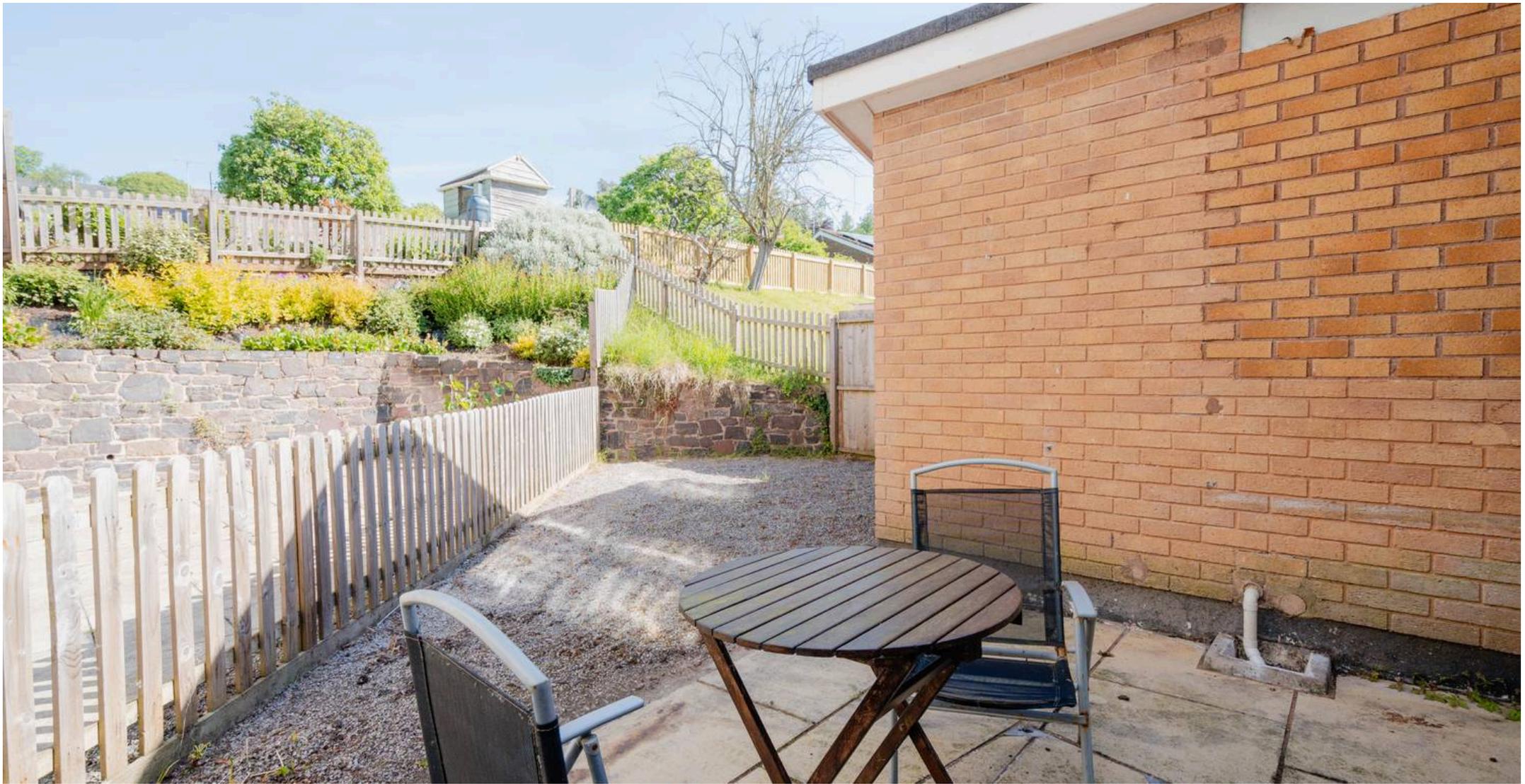


Ground Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



Total area: approx. 47.5 sq. metres (511.7 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.