



35 East Street, Crediton EX17 3AY

Guide Price **£165,000**

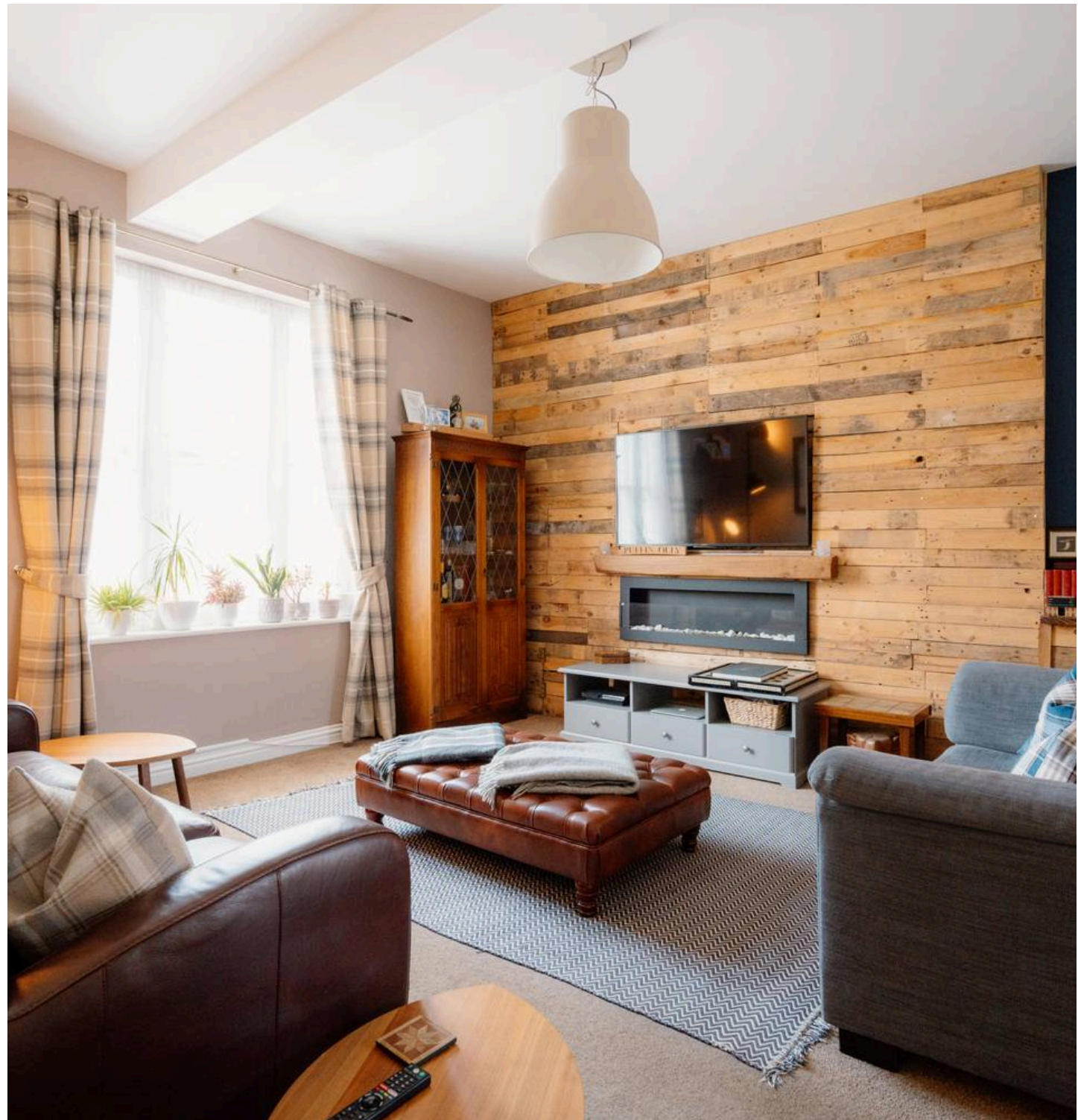
35 East Street

Crediton

- Excellent ground floor apartment
- Town location
- Own front door
- Open plan living areas
- Two double bedrooms
- High ceilings and great space
- No chain

Apartments usually fall into two categories, purpose built or conversions. With conversions, you tend to get more character, often larger rooms and a few quirks that you may not get in a more modern, purpose built setup. That's certainly the case here! Well located in the town and within easy reach of public transport to Exeter, along with schools, shops and services, the building was converted in 2008 and is just 5 properties. Unusually, this one has the entire ground floor and with its double fronted façade and its own front door, you know it's something a little less ordinary. It feels much more like your own place rather than having to access through a communal area, yet it benefits from shared maintenance costs and a shared rear courtyard with its own back door.

Internally, the property presents extremely well. From first entry, the high ceilings give a hint to what's to come. There's an open, light (south facing) living room with its feature wall and wide opening to the kitchen/dining area making it a social space.





The two double bedrooms are a good size and the central family bathroom is well positioned for the bedrooms and living spaces. The heating has a Hive control system and a new boiler was fitted in June 2024 and has just been serviced.

There is the shared yard at the rear, with bin storage and access but no private garden or parking.

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 2008

Construction Notes: Standard brick with slate roof

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

Drainage: Mains

Heating: Gas central heating (New boiler fitted June 2024)

Listed: No

Conservation Area: Yes



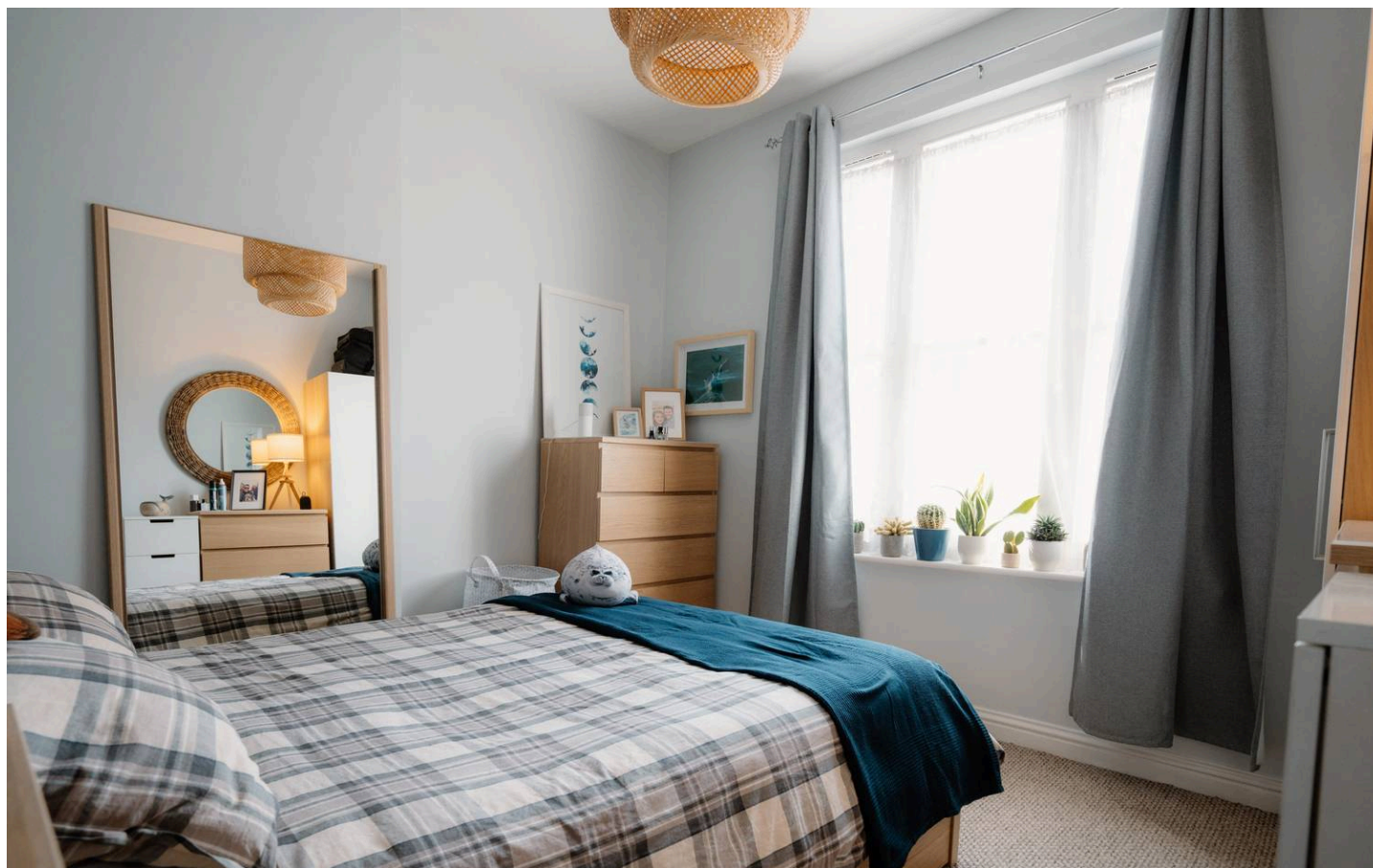
Tenure: Leasehold: Leasehold with 982 years remaining. £121.40 per month to cover maintenance, buildings insurance and communal areas (This is made in twice yearly payments and is paid up to December 2025). Any additional funds needed split 5 ways (4 flats and 35 East Street). First Port are the managing agents.

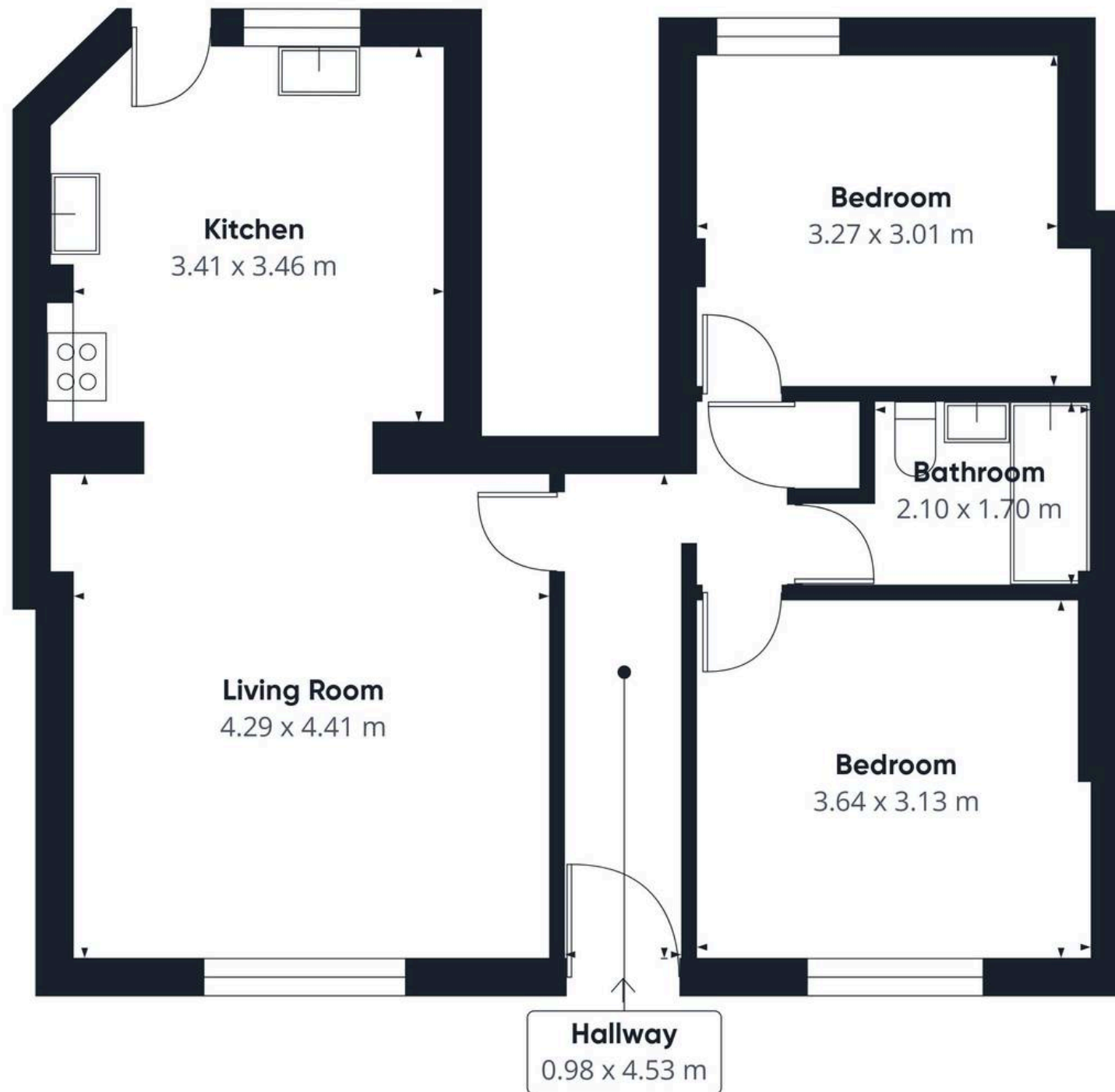
CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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 3AY and the What3Words address is [///powerful.corporate.learning](https://www.what3words.com////powerful.corporate.learning) but if you want the traditional directions, please read on.

From Crediton High Street, proceed towards Exeter, passing the parish church on your right. Just past the church, on the left is a row of properties before the road splits and the property will be found here.





Approximate total area⁽¹⁾
63.9 m²

(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



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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.