



**Flat 12, Redvers House, Union Road, Crediton, EX17 3AW**

**Offers Over £85,000**



## Flat 12

Redvers House, Union Road, Crediton

- Retirement apartment
- Desirable apartment facing the park
- Larger than average for the building
- Open plan kitchen/lounge
- Spacious bathroom
- Residents parking
- Communal areas, part time warden & lift
- Lovely views
- All in very good condition
- No onward chain

This larger than average apartment is beautifully presented and found on the 1st floor with a lovely peaceful outlook over the park and bowling green and with a west facing aspect enjoying the evening sun. Redvers House is centrally located with the High Street's shops & café's & bus transport links all close to hand.

The flat itself, in immaculate condition, includes an open plan living/kitchen/dining room enjoying lovely views over the park. There's an array of modern units in the kitchen with oven, electric hob and space for fridge/freezer. The large double bedroom with fitted wardrobes. The bathroom is spacious with a large shower. The property has uPVC double glazing and electric heating.







There is a scheme manager regularly on site, emergency cords in most rooms, residents lounge, guest accommodation for family visits, lift and stairs serving all floors, private gated entrance to the park, a laundry area and limited parking to the rear. The property is leasehold and has a 125 year lease from 1985. The service charge is currently £290 pcm.

Please see the floorplan for room sizes.

Council Tax: Mid Devon Band A 2025/26 £1,744.00

Utilities: Mains electric, water, telephone & broadband

Fastest broadband speed within this postcode:

Ultrafast 1000mbps

Drainage: Mains drainage

Heating: Electric

Listed: No

Conservation area: Yes

Tenure: Leasehold – 125 years from 1985, service charge is approx. £290.95 per month and residents must be at least 60 years old.

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.

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.





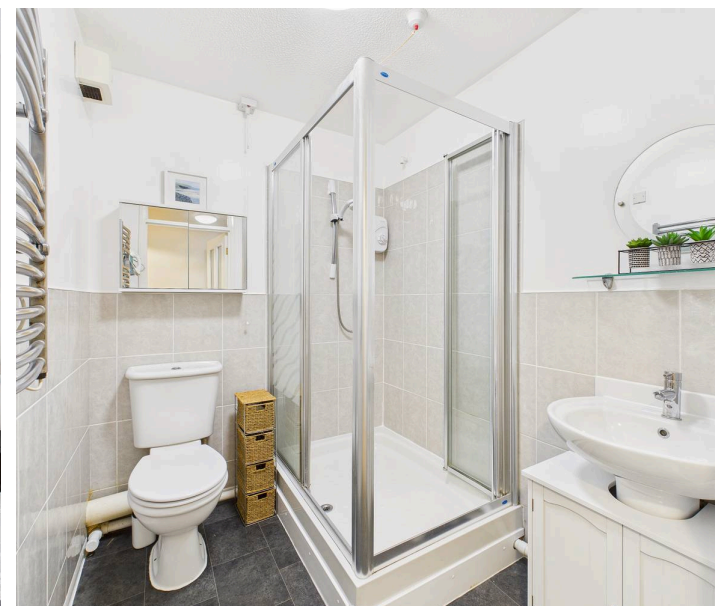
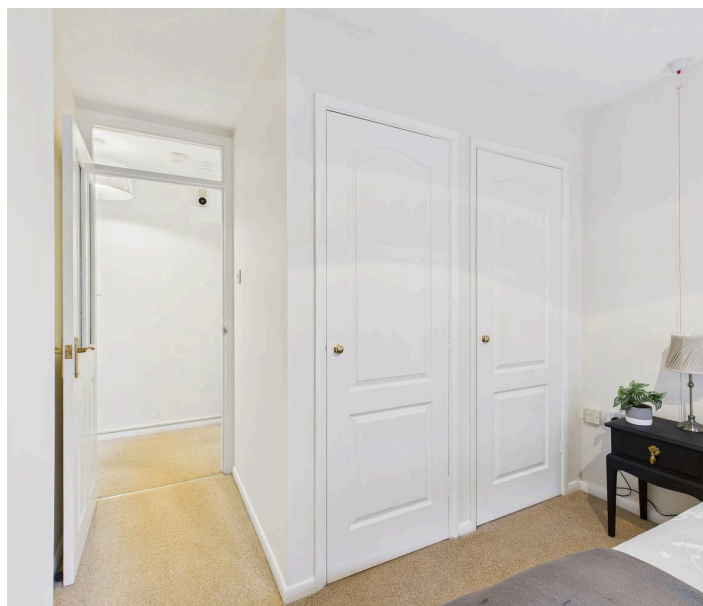
We're informed by the seller that the property is leasehold. Buyers should confirm the remaining term, ground rent, service charge and any review or management fees with their conveyancer. Buyers should also confirm any restrictions on alterations, subletting or use with their conveyancer.

**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:** Redvers House is located between Crediton High Street & the war memorial, on Union Road opposite the iron railings.

For Sat Nav: EX17 3AW

What3Words: ///hood.improving.inflation







Approximate total area<sup>(1)</sup>  
41.8 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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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.