



Flat 1, 80 High Street, Crediton, EX17 3LA

Guide Price £89,995

Flat 1

80 High Street, Crediton

- Ground floor flat
- Spacious rooms
- End of High Street Location
- Period features
- Open plan kitchen/diner
- Close to bus routes & shops
- Share of the freehold
- No onward chain!

This conveniently located, accessible ground floor flat is at the end of the High Street, near to St Lawrence Green, close to shops and a regular bus route. The flat is leasehold and has the benefit of a $\frac{1}{4}$ share of the freehold upon purchase.

There is a shared entrance (with 2 other flats) leading to a private door through to the accommodation. The large kitchen diner has solid wood units with an oven and ceramic hob, there's plenty of space for a table and a large opening through to the lounge with Victorian feature fireplace and storage. The bedroom is a large sized double with south facing sash window and the bathroom has a white suite with shower and an attractive window seat along with a fitted cupboard. The heating is electric and would benefit from new storage/electric heaters, the timber windows are in very good condition.





Parking can be found nearby on-street.

Please see the floorplan for room sizes.

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

Utilities : Mains electric, water, telephone and broadband

Broadband within this postcode : Superfast 1800 Mbps

Drainage : Mains drainage

Heating : Electric

Listed : Grade II

Conservation Area : Yes

Tenure : Leasehold

Leasehold information : Ground rent £0.00 per year, Monthly maintenance charge £80.00, sale of the flat will include a ¼ share of the freehold. Remaining lease 963 years.

Buyers' Compliance Fee Notice : Please note that a compliance check free 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.

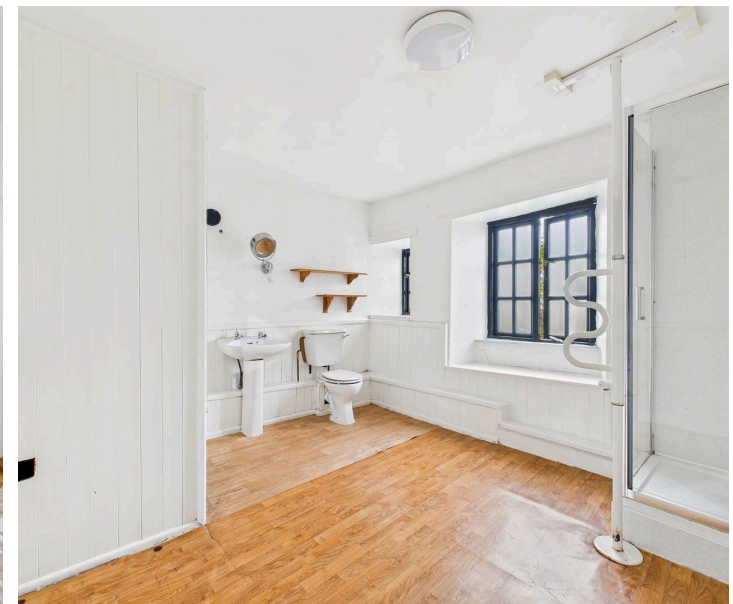
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

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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 David's first Saxon cathedral (909-1-5-AD). 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.

For Sat Nav : EX17 3LA

What3Words : ///folds.servicing.towns





Approximate total area⁽¹⁾
47.5 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.