



Lower Lodge Western Road, Crediton EX17 3RD



welcome to

Lower Lodge Western Road, Crediton

Located on the edge of Crediton is this well presented lower ground floor studio apartment. This is perfect for a first time buyer. In brief the property offers open plan living with a clear space for a bed and two further areas, modern kitchen and bathroom, communal gardens and residence parking.

Description

This Grade II listed studio apartment offers quirky and characterful accommodation throughout. Steps lead down to a hallway which provides access to this property and one other. Upon opening the door is the open plan living, there areas are clearly segregated by part walls. The bedroom area is to the left where our vendor has a bed, there is a front facing window here. You could separate this by using curtains if desired. There are a further two partitions one area is used as a dressing area, the other as the lounge. The flag stone floor is original along with characterful arched brick ceilings. There is a bathroom with a bath with shower over. The Kitchen/diner is modern and well equipped. The property is heated by storage heaters. Externally there is parking and communal gardens.

Entrance Hall

Door into study/dressing area, original flooring.

Lounge

10' 3" x 6' 5" Max (3.12m x 1.96m Max)
Wall light, electric heater, arched brick ceilings.

Dressing Room

10' 10" Max x 6' 5" (3.30m Max x 1.96m)
Dressing room, light, arched brick ceiling.

Bathroom

Wash hand basin, WC, bath with shower over, extractor fan.

Kitchen

15' 10" x 5' 3" (4.83m x 1.60m)
Window. The kitchen has a range of wall and base units with work surfaces over, stainless steel and drainer, electric oven, space for a fridge/freezer and washing machine.





Bedroom

10' 9" x 6' 6" (3.28m x 1.98m)

Single glazed window to front. Arched brick ceiling, electric radiator.

Services

Mains electric, water and drainage.

Council Tax Band A

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Leasehold Information

Lease - 999 year from 1993

Service charge approx £158.00 per month

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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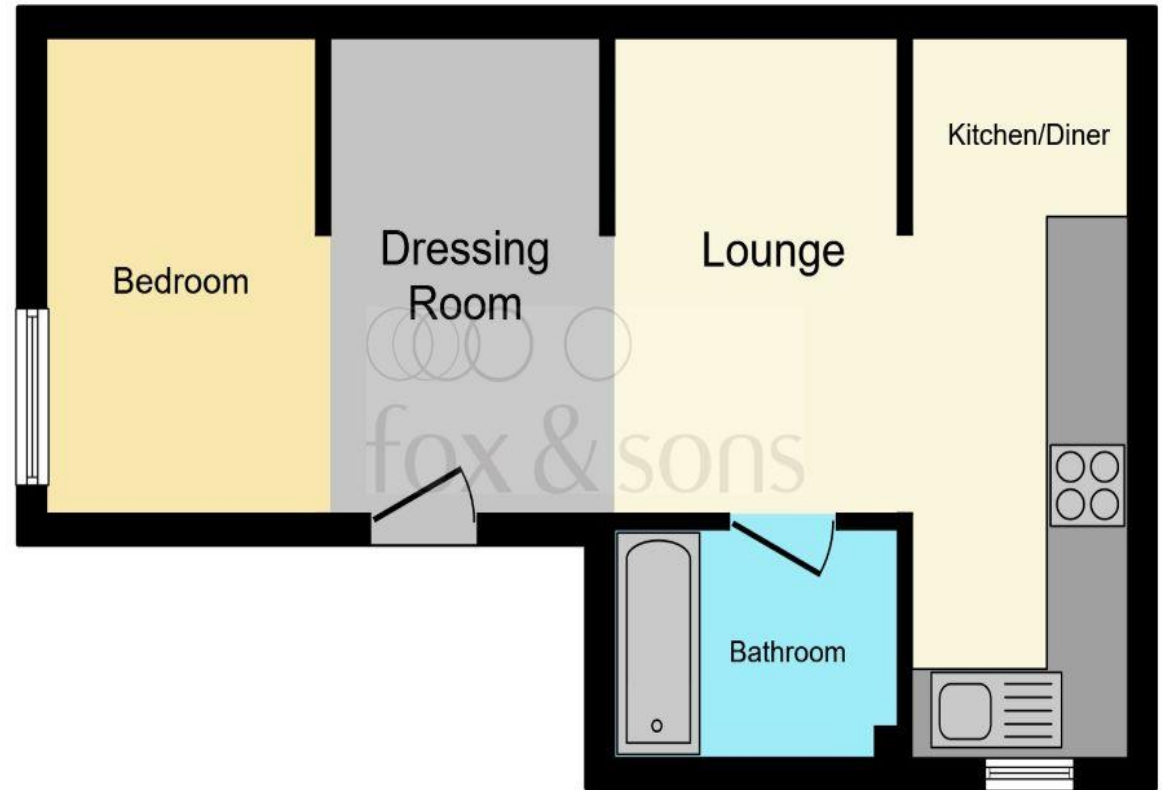
Lower Lodge Western Road, Crediton

- Lower Ground Floor Apartment
- Modern Kitchen/Diner
- Open Plan Bedroom
- Bathroom
- Council Tax Band A

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Total floor area 31.9 m² (343 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
TVT104927 - 0005

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01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



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