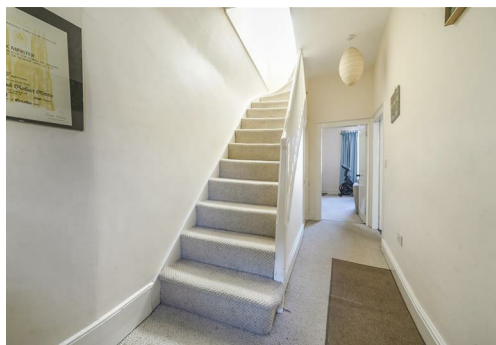




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27a High Street

27a, High Street, Crediton, EX17 3AH



Crediton High Street | Exeter 9 Miles |  
Tiverton 13 Miles

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## A spacious, three-bedroom maisonette in the heart of Crediton.

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- Characterful Maisonette
- Three Bedrooms
- Sitting room
- High Street Location
- Grade II Listed
- Superb Investment Property
- Excellent Transport Links
- Exeter 9 Miles | Tiverton 13 Miles
- Council Tax Band B
- Leasehold: 999 years from 19 Dec 2008

Guide Price £130,000



### SITUATION

The Mid Devon market town of Crediton offers an extensive range of amenities including shops, supermarkets, library, health centre, hospital, post office, banks, pubs and restaurants, garages and sports facilities including a modern leisure centre and the well-regarded 1,000 year old Queen Elizabeth Academy. The weekly farmers market is the largest in the area and the community is proud of its Arts scene centred around the Arts Centre holding events and classes such as theatre, dance, films, talks and music.

The university and cathedral city of Exeter lies to the south and has excellent shopping, dining, theatre and recreational facilities as well as numerous state and private schools and international airport.

### DESCRIPTION

27a High Street is a well-presented, characterful maisonette, ideal for investment or owner occupation. In the hub of the market town of Crediton, the accommodation consists of three bedrooms, family bathroom, a separate kitchen and sitting room with a large bay window overlooking the high street.

### ACCOMMODATION

The property is set across the first and second floor of the building. External stairs to the rear of the property rise to the first floor. The doorway opens to a well-sized hallway with under-stairs storage and gives access to both the kitchen and sitting room, as well as the stairs rising to the second floor. The kitchen offers a range of wall and base units with laminated work surface, single drainer stainless steel sink unit, double oven, induction hob with extractor and space for fridge freezer, washing machine and dining table. Beyond, the spacious sitting room lies to the front of the property, benefitting from a large bay window and feature fireplace.

Upstairs, the landing gives access to all three double bedrooms and family bathroom. The spacious master bedroom sits to the rear of the property with a southerly aspect and benefits from a built-in wardrobe. The family bathroom

lies centrally on this floor and comprises of a bath with shower over, wash basin and WC.

### SERVICES

Mains electricity, water and drainage. Heating via electric convection heaters  
Ofcom predicted broadband services -  
Standard: Download 19Mbps, Upload 1Mbps.  
Superfast: Download 80Mbps, Upload 20Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal: Three, EE, O2 (Limited) & Vodafone (Limited). External: Three, EE, O2 & Vodafone.  
Local Authority: Mid Devon District Council.  
Crediton Conservation Area.

### LEASEHOLD INFORMATION

Lease remaining 982 years based on Lease start date of 19 December 2008 with term of 999 years from that date.  
Annual Ground Rent: Peppercorn  
Annual Sinking fund is £360 (£30 per calendar month)

### VIEWINGS

Strictly by appointment only through the agents, Stags.

### AGENTS NOTE

The property is Grade II listed noting specific interest in the front fascia and windows. The full details can be found on the Historic England Website under List Entry Number: 1208690

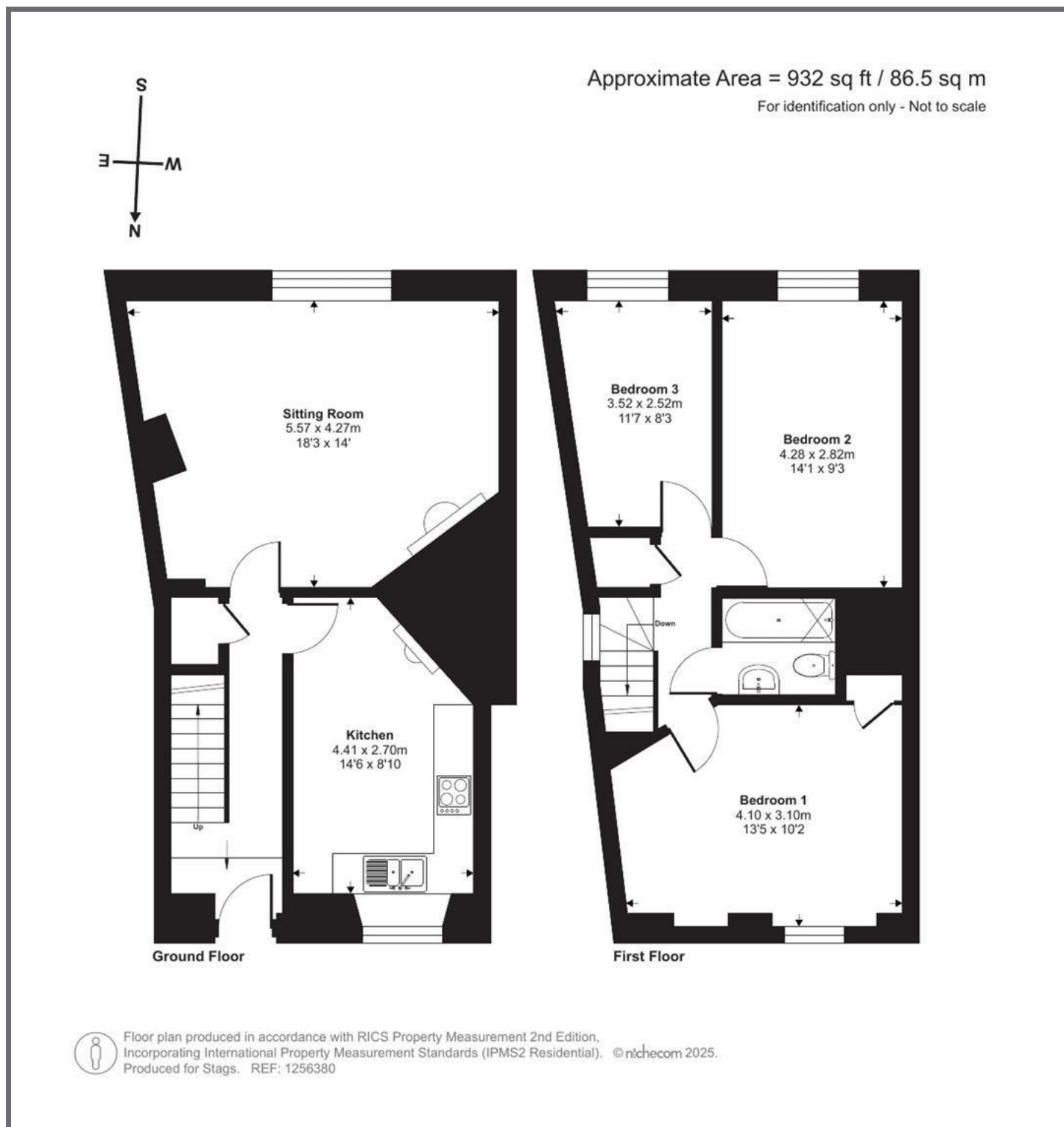
### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments, please contact our Lettings department on 01884 232872.

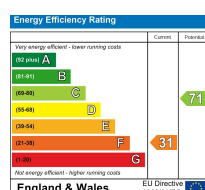
### DIRECTIONS

From Exeter head north out of Exeter on the A377. Pass through the villages of Cowley and Newton St Cyres. Upon reaching the Mole Avon/ Tesco roundabout on the outskirts of Crediton, continue straight over, continuing on A377. Proceed for 1 mile into the town centre, where the property can be found on the left, next door to Costa. To access the property, proceed on foot through the archway between Kezias hair salon and The Kitchen @25. After approximately 5 metres proceed up the stairs located on the right-hand side and the property is directly in front of you.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705

tiverton@stags.co.uk

stags.co.uk