



**Flat 3, 2 The Orchard House Churchill Drive, Crediton, EX17 2EF**

Guide Price £210,000

## Flat 3

2 The Orchard House, Churchill Drive,  
Crediton

- Three double bedrooms, including principal with ensuite
- Contemporary 2020 development, high standard finish throughout
- Light, bright interior on the first floor
- Central Crediton location with elevated outlook over the town
- Open plan living space with sleek integrated kitchen and secure intercom entry
- Allocated parking space plus visitor parking
- Communal gardens
- Remainder of 10 year structural warranty

Set within The Orchard House, a contemporary development completed in 2020, this three bedroom apartment offers modern town living with the convenience of a central Crediton location and open south-facing views. The development is known for its clean design, practical layouts and elevated position overlooking the town, and this particular apartment is one of the less common three bedroom versions within the scheme.





Accessed via secure intercom entry, the apartment sits on the first floor and is finished to a high standard throughout. The main living space is open plan, with the kitchen running along one wall and flowing naturally into the dining and sitting areas. The kitchen is fitted with sleek cabinetry, slim profile worktops, glass splashbacks and integrated appliances, creating a simple, contemporary feel that works well day to day.

There are three well-proportioned bedrooms, something not often found in apartments locality. The principal bedroom includes its own en suite shower room, while the remaining two bedrooms are suitable for family use, guests or working from home. A separate bathroom serves the rest of the apartment.

The property benefits from gas central heating, double glazing and the remainder of the 10 year structural warranty. Outside, there is an allocated parking space along with visitor spaces and access to communal gardens within the development.

Overall, this is a well finished and thoughtfully laid out apartment in a central yet elevated setting, offering the flexibility of three bedrooms along with modern, low maintenance living close to everything Crediton has to offer.

#### Agents' Notes:

##### Boundaries, Access & Parking:

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.

## **Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

## **Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

## **Leasehold:**

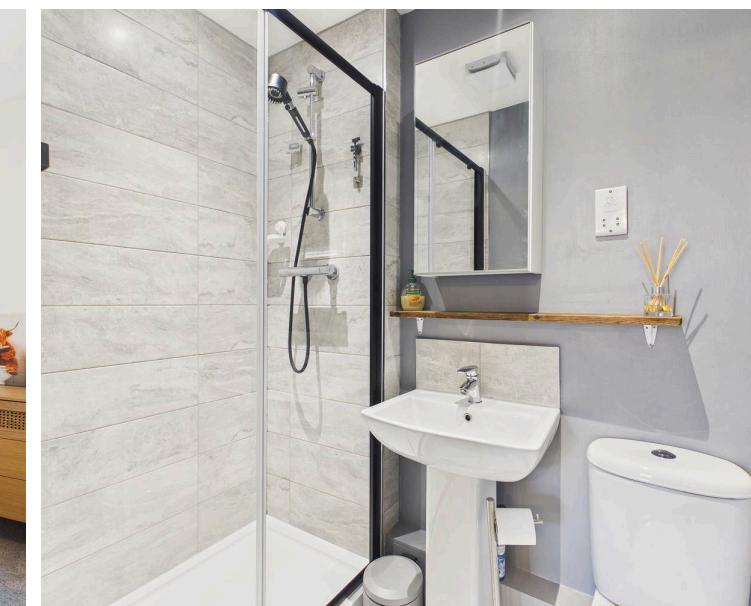
We're informed by the seller that the property is leasehold. Buyers should confirm the remaining term, ground rent, service charge and any review or management fees with their conveyancer. Buyers should also confirm any restrictions on alterations, subletting or use with their conveyancer.

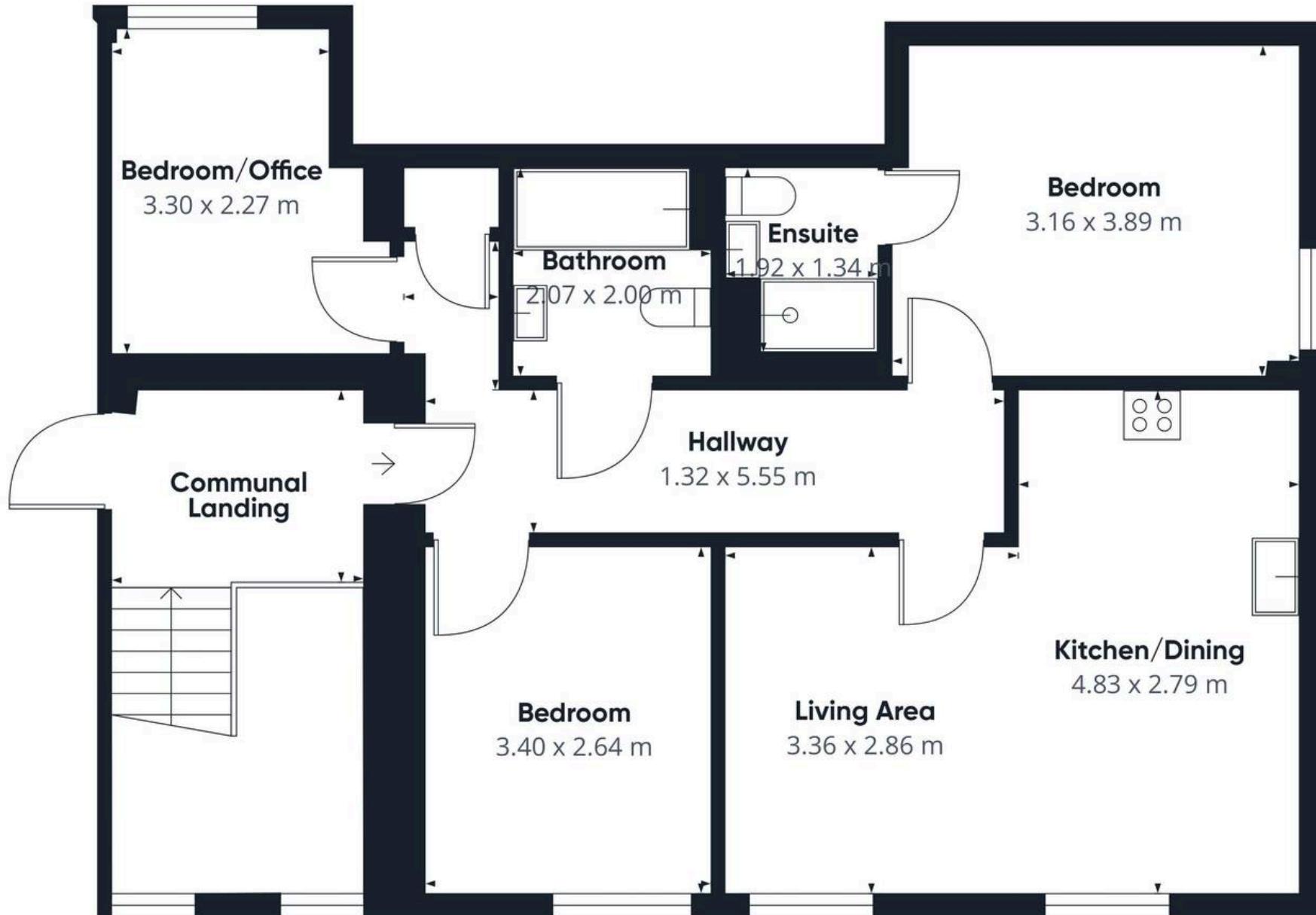
## **Shared / Communal Areas:**

We're informed by the seller that the property has shared use of some of the grounds. Buyers should confirm maintenance responsibilities, rights of use and any associated costs with their conveyancer.

## **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.





<sup>(1)</sup> 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.



## Helmores

**Helmores, 111-112 High Street – EX17 3LF**

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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.