



Flat 4, 38 High Street, Crediton, EX17 3JP

Guide Price £120,000

Flat 4

38 High Street, Crediton

- Excellent 2 bedroomed flat
- Central town location but not on the High Street
- Second floor with loft and open views
- Character throughout
- Open plan living room
- Kitchen complete with appliances
- Well maintained building
- Family bathroom
- No onward chain

A second-floor flat set just off the High Street in Crediton, tucked away behind the main street and accessed via a small alleyway shared with just three other flats. The communal entrance and stairwell are well maintained, with space for practical day-to-day storage such as recycling, and the building itself has seen a number of recent improvements including external painting, updated windows, roof works and a regularly serviced fire alarm system. Positioned at the rear and on the top floor, the flat feels noticeably quieter and lighter than many town-centre properties. Its south-facing aspect allows for good natural light throughout the day, while Velux-style windows in the kitchen and second bedroom bring additional brightness into the space.

The main living area is arranged as an open-plan sitting and dining room with enough room for both seating and a table, alongside a kitchen offering good storage and worktop space. The principal





bedroom is particularly generous and includes built-in storage along with views to the rear. A second bedroom and bathroom complete the accommodation.

There is no private outside space or allocated parking, although on-street parking is available nearby and annual permits for local car parks can also be arranged.

Please note that mortgage availability on this property may be limited, and it is therefore likely to suit cash buyers.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2026/27 - £1,828.71

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Conservation area: Yes

Listed: No

Tenure: Leasehold; 200 years remaining. Service charge is £130.00 per quarter and covers building and communal area maintenance and buildings insurance. Ground rent £0.00

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.



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.

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.

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Its high street is a vibrant place, abuzz with trade – artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

DIRECTIONS : For sat-nav use EX17 3JP and the What3Words address is [///scanty.icon.breakaway](https://www.what3words.com/#!/scanty.icon.breakaway)

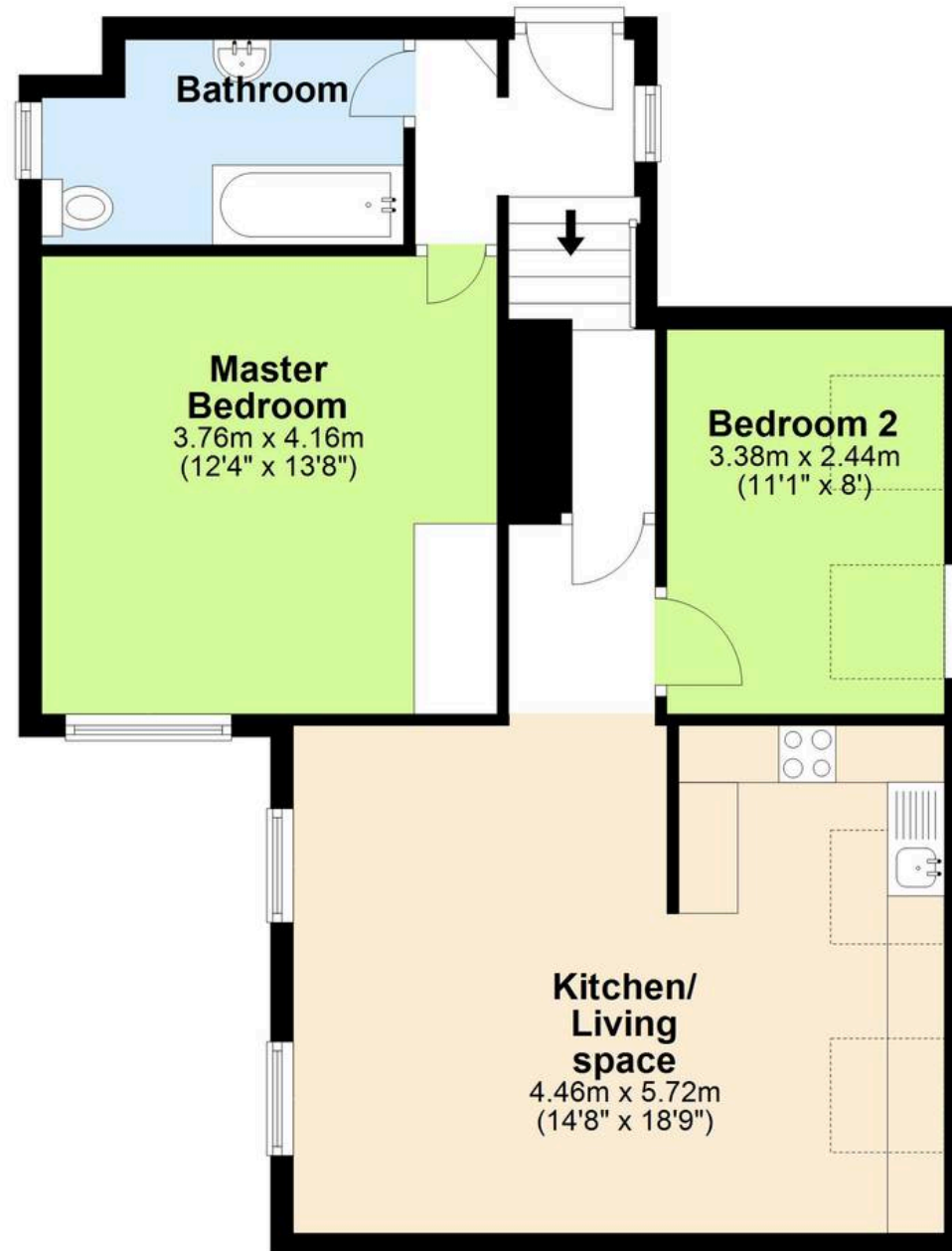
but if you want the traditional directions, please read on.

To the right of “Mucky Mutts” is a small alleyway and the entrance to the flat is on the left at the end of the alleyway – meet on the High Street for viewings.

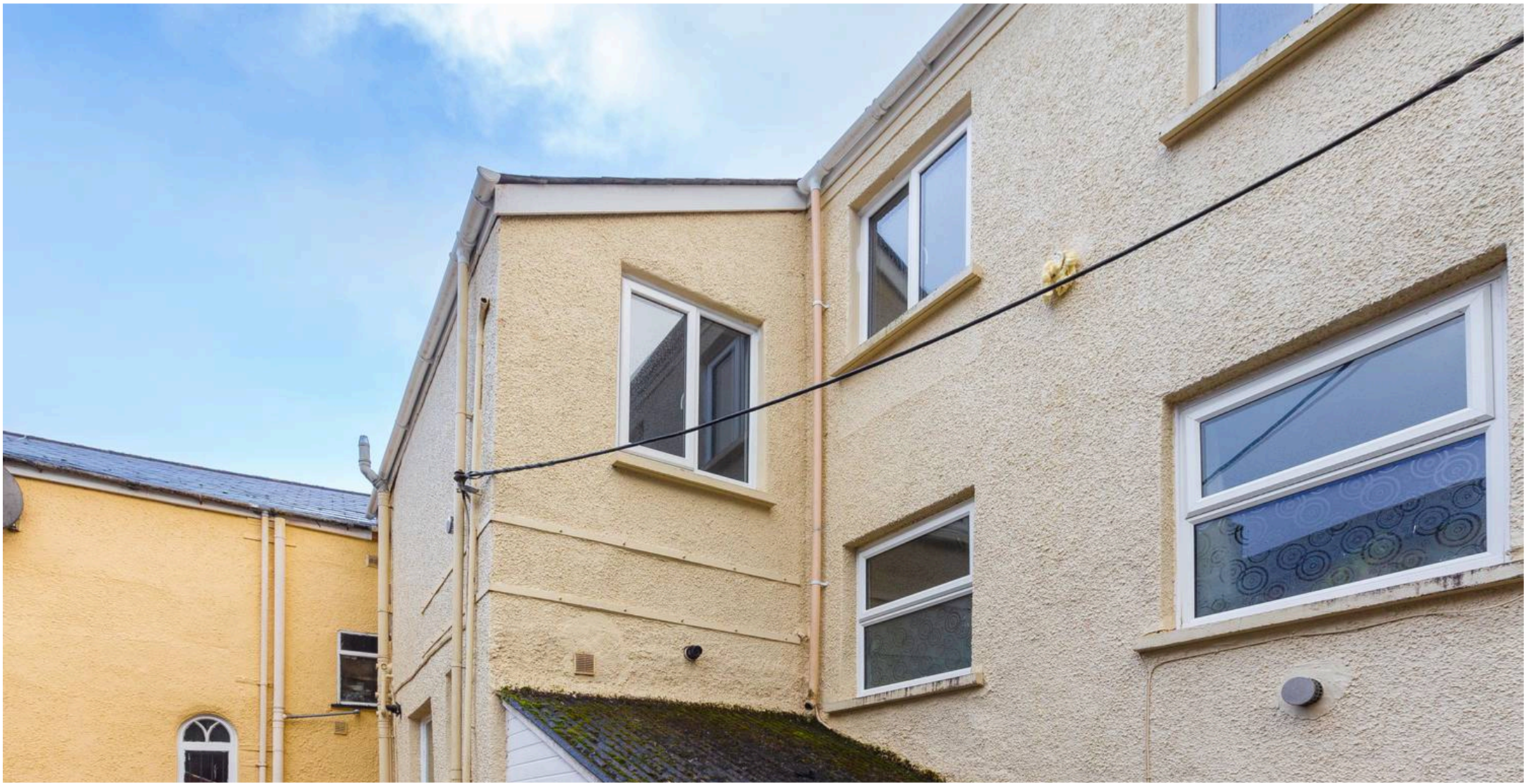


Ground Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



Total area: approx. 65.3 sq. metres (702.9 sq. feet)



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.