



Flat 10, The Lodge, Western Road, Crediton, EX17 3RD

Guide Price **£160,000**

Flat 10 The Lodge

Western Road, Crediton

- Spacious three-bedroom ground-floor apartment
- Historic Grade II Listed development
- Approx. 732 sqft of accommodation
- Large light-filled living/dining room
- High ceilings & impressive sash windows
- Direct level access to the communal gardens
- Small private outside seating area
- Extensive established communal grounds
- Plenty of residents' & visitor parking
- No onward chain

The Lodge is one of Crediton's most recognisable historic buildings, originally built in 1836 as the Crediton Union Workhouse and later used by the NHS before being converted into residential apartments. Today, the Grade II Listed red-brick building sits within extensive established grounds on the western edge of town, giving residents plenty of green space around them while remaining remarkably convenient. It's a level walk into Crediton, there's a bus stop at the top of the drive and the town's shops, cafés and everyday amenities are all within easy reach. Flat 10 has another advantage within the development: it's entirely on the ground floor, with level access outside and direct connections to the gardens.





Inside, there's a surprising amount of accommodation for an apartment, with approximately 732 sqft including three bedrooms. The entrance opens into a hallway connecting the bedrooms and bathroom, but it's the large living/dining room that gives the flat much of its character. High ceilings and beautiful south-facing sash windows bring in plenty of natural light and reinforce the proportions and history of the building. There's a separate kitchen which also has its own door outside, giving the apartment two direct access points to the level pathway and gardens. Having previously been let, there is scope for some cosmetic updating and personalisation, but the fundamentals are very good: three bedrooms, generous living space, gas central heating and the scale and character that comes from being part of a building of this age.

Outside, residents have use of the extensive communal gardens and established grounds, which provide far more outside space than you'd normally associate with apartment living without the responsibility of maintaining it yourself. Flat 10 also has a small yard immediately outside, large enough for a table and chairs and giving you somewhere a little more personal to sit out. There's plenty of parking within the development, including space for visitors, and the ground-floor position makes getting between the apartment, gardens and parking particularly straightforward. Offered with no onward chain, it's an unusual opportunity for anyone wanting the convenience and value of an apartment but needing considerably more space, easy access and somewhere proper to enjoy outside.



Please see the floorplan for room sizes.

Current Council Tax: Band A – Mid Devon

Utilities: Mains electric, water (included in management fee), gas, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Brick

Listed: Yes Grade II

Conservation Area: No

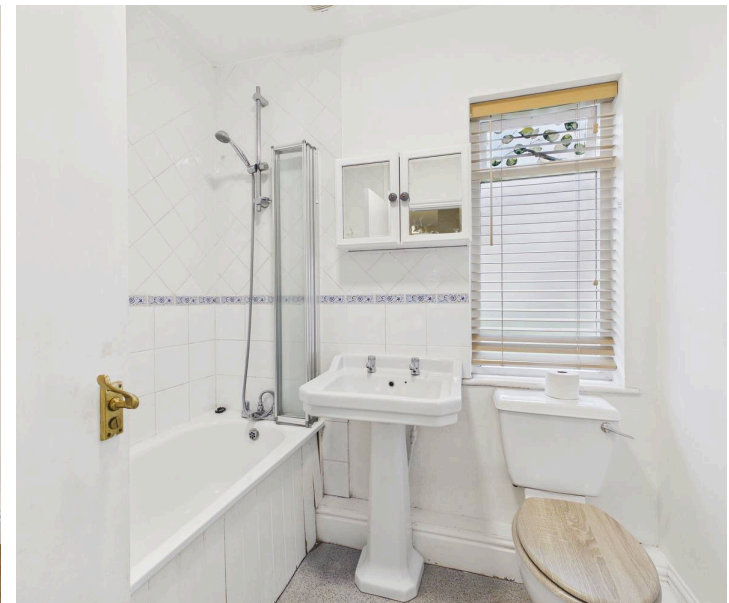
Tenure: Leasehold with 968 years remaining of 999 year lease. Monthly maintenance charge is approx. £185 and covers water bill, buildings insurance, maintenance of building infrastructure including windows and communal areas. It is managed by Crown Property Management. There is no ground rent as the head lease is owned by the properties.

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.

Agents' Notes:

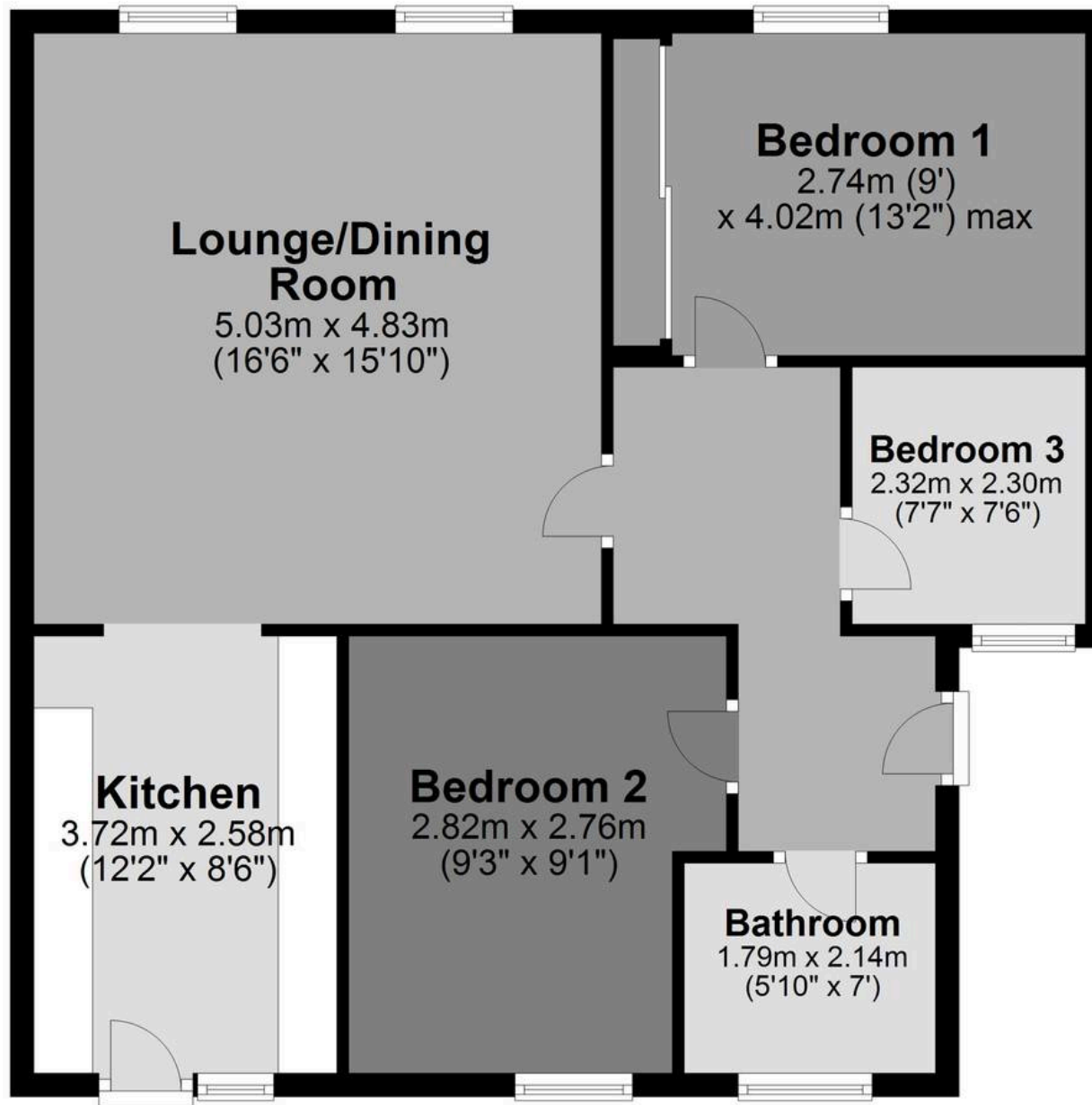
Boundaries, Access & Parking:

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.



Ground Floor

Approx. 74.1 sq. metres (798.0 sq. feet)



Total area: approx. 74.1 sq. metres (798.0 sq. feet)



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 or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, 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 the parking and grounds. Buyers should confirm rights of use with their conveyancer.

DIRECTIONS: Use EX17 3RD or the what3words is [///scouted.expansion.songbird](https://www.what3words.com/EX173RD)

From Western Road, take the turning into the entrance for Crediton Hospital and proceed straight to the bottom where there's plenty of parking. With the building in front of you, go left and into the first gardens on your right and No 10 will be found on the right hand side.



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.