



12a Searle Street, Crediton, EX17 2AT

Guide Price £160,000

HELMORES
SINCE 1699



Spacious, modern 2 bedroom property with large open plan living room and kitchen and well-appointed bathroom, it benefits from gas central heating and is centrally located, close to all the local amenities. The property feels bright and spacious throughout with the dual aspect living area allowing plenty of natural light. The kitchen is fitted and includes a cooker and there is space and plumbing for a washing machine. There are two bedrooms, the master being a good sized double with bay window. The bathroom is fitted with a modern white suite, with a power shower over the bath and chrome heated towel rail. The access is from Searle Street into a communal entrance vestibule (to just one other property).

The property is being offered for sale to include a share of the freehold (shared with the house beside and a flat below). The house is currently tenanted and brings in an annual yield of £7,920.00. The house is part of a pair of properties next to each other and the other property is also available for sale at the same price.

Leasehold information - Years remaining: 987, service charge: £25.00 per month (for structure of the building, roof and buildings insurance, ground rent: £0 (as freehold is owned).

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon -£1586.64

Utilities: Electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

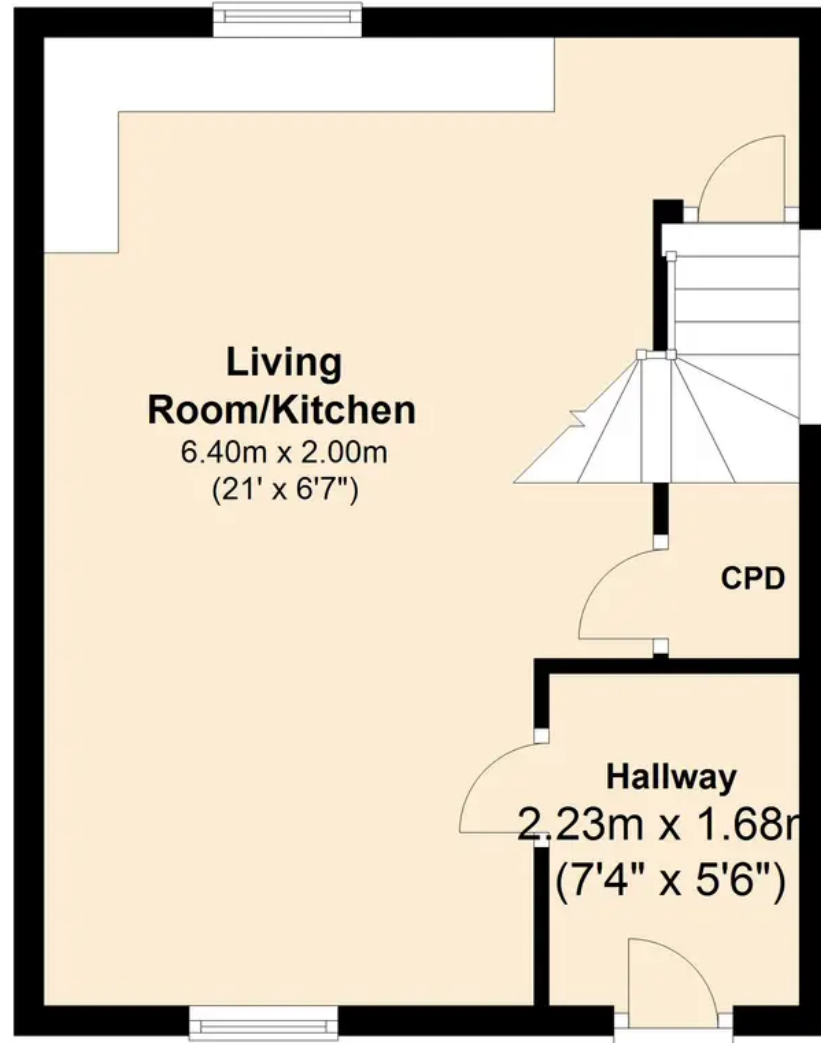
Listed: Yes Grade II

Tenure: Leasehold



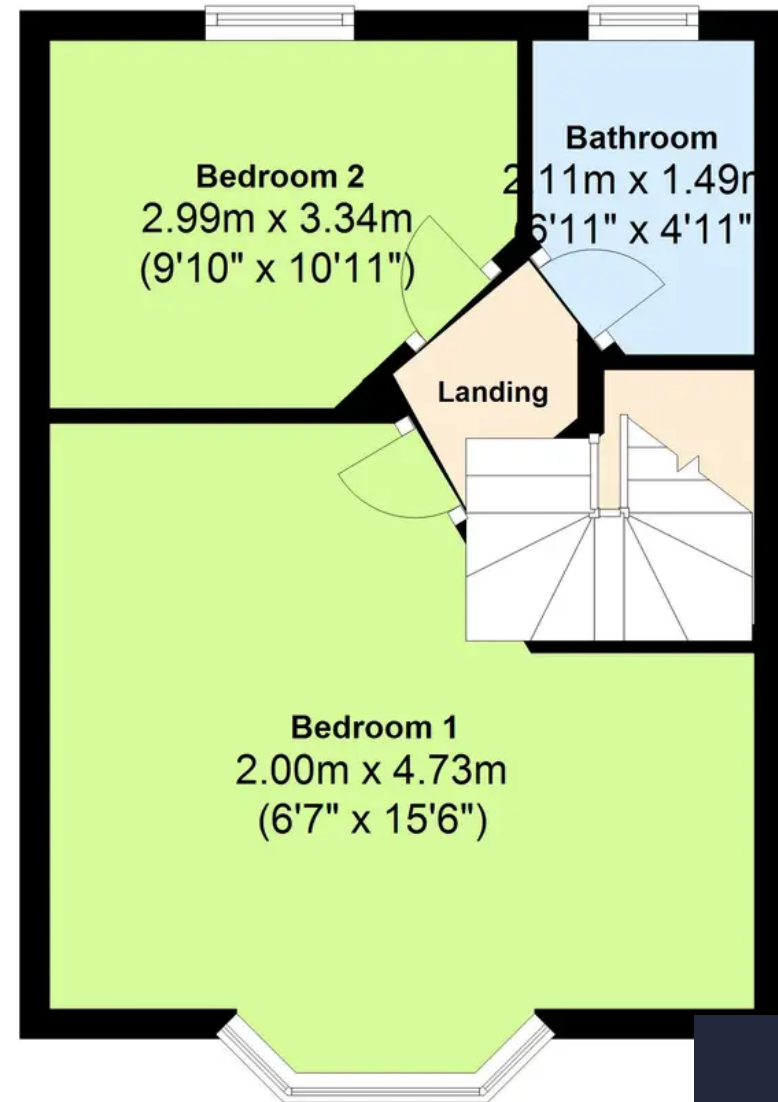
Ground Floor

Approx. 31.0 sq. metres (334.2 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



Total area: approx. 61.5 sq. metres (661.7 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.