



Flat 5, The Lodge Western Road, Crediton, EX17 3RD

Guide Price £160,000

HELMORES
SINCE 1699

Flat 5

The Lodge Western Road, Crediton

- 2 bedroom first floor flat
- Kitchen/dining room
- Living room with exposed beams
- Ensuite and family bathroom
- Large floorspace
- Countryside views
- Communal gardens to enjoy
- Off-road parking
- Leasehold (share of freehold)

Located at the Western end of the town, The Lodge is ideal for a level walk into town, or hopping on a bus at the top of the drive, making it a convenient location. Converted approx 30 years ago, the former NHS buildings are of architectural significance and as such, the character is somewhat protected by its Grade II listed status. The flats are leasehold and the head lease and freehold are now owned by the residents meaning there is an element of control over the management charges and how the money is spent (see more lease details later) which will give peace of mind to many.



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This flat is unusually large in its footprint and offers a lot of extra space above what would often be expected from a conversion at The Lodge. The access is rather nice within a short walk of the car park, a pathway leads through the inner gardens and the entrance stairs are shared with just one other flat and are kept tidy. Being a second floor flat, the views are beautiful over the surrounding countryside and again, quite a unique advantage of this property. The layout gives two bedrooms with the master bedroom having an ensuite bathroom and the family bathroom is on hand for guests too. A light corridor leads to the kitchen/dining room which has been recently updated and is a beautiful room with plenty of room for a dining table and makes a sociable entertaining area. The kitchen has been well fitted and in itself is a feature of the flat. The living room is full width and has exposed roof trusses to add character and the feeling of space and with windows at both ends, it is again a light room. There is mains gas central heating throughout with a modern boiler.

Outside is communal with ample parking available for residents and their visitors. The gardens are able to be used by residents too and the upkeep of them is part of the monthly maintenance payable.

AGENTS' NOTES :

Following recent legislative changes regarding blocks of flats, the decision was made to upgrade the fire alarm system which is nearing completion.

A schedule of works is in place for the maintenance of the driveway and the main building which will be made available during the conveyancing process.



Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2023/24 - £1586.64

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: Yes, Grade II

Tenure: Leasehold with approx. 970 years remaining. Annual ground rent is zero and a monthly charge of approx. £150 covers communal areas, buildings insurance and water charges plus upkeep of window frames, building structure and the roof. The owners of the properties own the freehold within a management company and therefore set the charges and what it's spent on. This is administered by Whitton and Laing as managing agents.

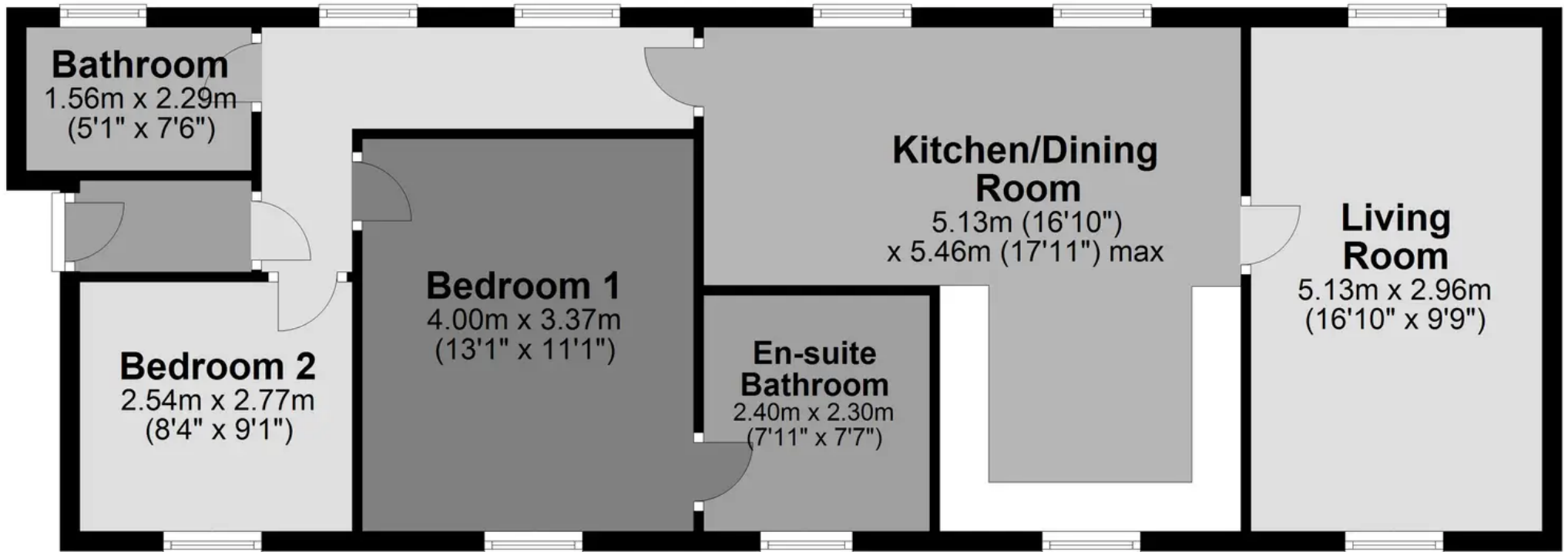
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. 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 3RD and the What3Words address is [///voter.paying.flickers](https://www.what3words.com/voter.paying.flickers) but if you want the traditional directions, please read on.



Ground Floor

Approx. 77.1 sq. metres (830.1 sq. feet)



Total area: approx. 77.1 sq. metres (830.1 sq. feet)

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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.