



## Flat 3, 133 High Street, Crediton, EX17 3LQ

Asking Price £170,000

Stylishly designed two bedroom apartment located on the upper floor of the former bank. This period property boasts a contemporary interior, offering a spacious and comfortable living space. Conveniently situated, this apartment is perfect for those seeking a modern city lifestyle.

**Winkworth**

[Winkworth.co.uk](http://Winkworth.co.uk)

Crediton: 01363 773757  
[crediton@winkworth.co.uk](mailto:crediton@winkworth.co.uk)

Exeter: 01392 271177  
[exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

Tiverton: 01884 675 675  
[tiverton@winkworth.co.uk](mailto:tiverton@winkworth.co.uk)



Introducing a stunning upper floor apartment situated in a charming Grade II Listed period building. This desirable property boasts a prime location in a sought-after neighbourhood. Upon entering, you will be greeted by a spacious and bright living area, perfect for entertaining guests or relaxing after a long day. The apartment offers two well-appointed bedrooms, providing ample space for a growing family or professionals seeking a home office. The contemporary kitchen is fitted with high-quality appliances and offers plenty of storage and preparation space. The apartment also benefits from a stylish bathroom, complete with modern fixtures and fittings.

Throughout the property, large windows flood the rooms with natural light, creating a warm and inviting atmosphere. With its convenient location, close to local amenities and excellent transport links, this property is not to be missed. Contact us today to arrange a viewing and secure your dream home.

PLEASE NOTE: There is no allocated parking with this property.

The property is accessed via the main front door on the High Street and up the internal staircase in the building. No lift access is available.

SERVICES: Gas Central Heating, Mains Electric, Water and Drainage.

COUNCIL TAX: Awaiting Banding

LOCAL AUTHORITY: Mid Devon District Council.

TENURE: Leasehold - 999 Years from January 2023

MANAGEMENT FEES: £50 per month fixed until 2028. The owner of Flat 3 will be required to contribute towards the building insurance but figure unknown at this stage.

BROADBAND: Ultra-Fast Broadband Available but not currently in the property due to recent conversion.

MOBILE SIGNAL: You are likely to have good coverage.

HEATING: Mains Gas Central Heating

LISTED: Grade II Listed

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.





**AT A GLANCE:**

- Superb Top Floor Apartment
- Two Double Bedrooms
- Gas Central Heating
- Newly Renovated
- Presented In Immaculate Order Throughout
- Quiet & Convenient Location Within The Town
- Leasehold - 999 Years from 2023
- No Onward Chain

**PROPERTY INFORMATION:**

- Leasehold – 999 Years from 2023
- Council tax Band: TBC
- Mains electric, gas, water and drainage.

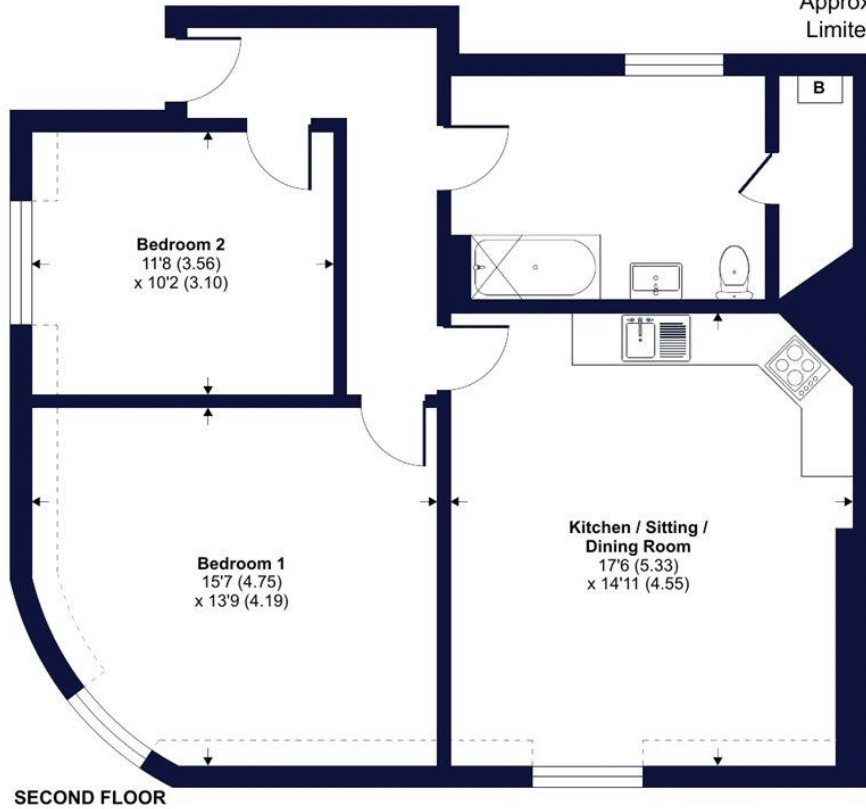
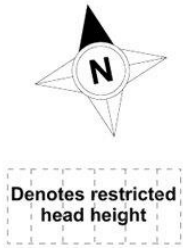
## High Street, Crediton, EX17

Approximate Area = 791 sq ft / 73.4 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 836 sq ft / 77.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Winkworth. REF: 1062295

Winkworth

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

# Winkworth

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Tiverton: 01884 675 675  
tiverton@winkworth.co.uk