





Flat 15 The Lodge, Western Road, Crediton, EX17 3RD

Guide Price £115,000

A charming, 1 bedroom, second floor apartment within a substantial Grade II Listed period building on the edge of Crediton, with communal gardens and residents parking. No onward chain.

Winkworth

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Situated on the edge of the popular market town of Crediton, this unique apartment forms part of an imposing Grade II Listed period building, which has been converted into a collection of individual apartments. The building enjoys an attractive setting, surrounded by communal grounds and residents' parking areas.

Located on the second floor, this particular apartment is well-presented throughout, retaining some charming character features, including attractive painted ceiling beams. The accommodation comprises a good-sized double bedroom, a bright dual-aspect sitting/dining room, providing a pleasant space for both relaxing and entertaining, and a modern fitted kitchen, complete with an array of matching base and wall units, electric oven and gas hob. The bathroom is finished in a stylish contemporary design and fitted with a bath with shower over, wash basin and WC.

Offering an appealing combination of period character and modern convenience, this property would make an ideal first-time purchase or an attractive buy-to-let investment. The apartment is offered to the market with no onward chain.

TENURE

Leasehold agreement of 997 years from 1994. Share of Freehold arrangement through The Lodge (Crediton) Freehold Management Company Limited.

SERVICE CHARGE

For 2026, the service charge was £2,200 per annum. The Lodge is now under new Management with a financial review of service charge in February 2027.

DIRECTIONS: Using the What3Words App, search curated.hairspray.websites

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.





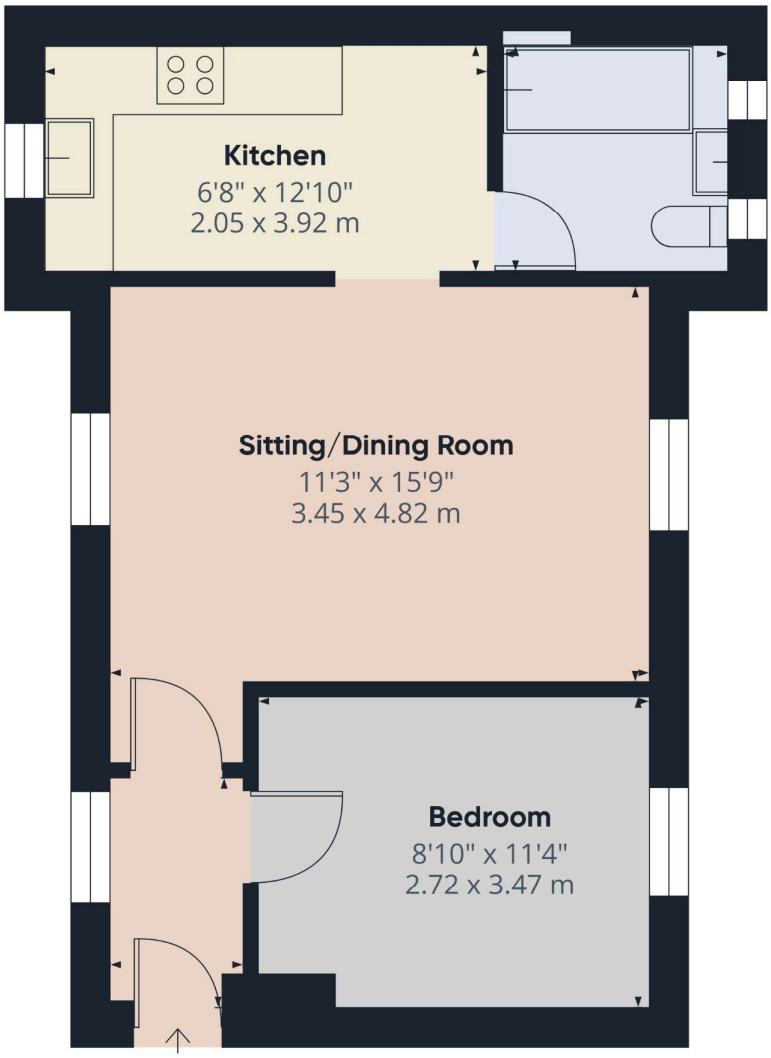


SUMMARY

- A striking conversion on the edge of Crediton
- Second floor apartment
- 1 bedroom
- Well-presented accommodation
- Communal grounds and parking
- Ideal investment of for a first time buyer
- No onward chain

PROPERTY INFORMATION:

COUNCIL TAX: Band A
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electricity, Water and Gas
DRAINAGE: Mains Drainage
BROADBAND: Broadband Available
MOBILE SIGNAL: Good Coverage
HEATING: Gas Central Heating
LISTED: Grade II
TENURE: Leasehold
CONSERVATION AREA: No
FLOOD RISK: Very Low



Winkworth

Approximate total area(1)

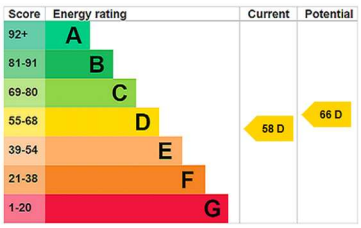
443 ft²

41.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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