



---

## 31 The Lodge, Western Road, Crediton EX17 3RD

Guide Price £149,000

A unique semi-detached bungalow, part of an historic Grade II Listed development on the edge of Crediton. With 2 bedrooms and a parking space. No onward chain.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

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



Set within the grounds of a fascinating Grade II listed development on the edge of the popular market town of Crediton, this unique semi-detached bungalow offers an intriguing opportunity to acquire a unique home or investment opportunity.

The property forms part of a former institutional building, believed to date from the 1830s, which has enjoyed a varied past. We are informed this particular property was added in the 1930s as an entertainment hall. Today, the historic building and its grounds have been thoughtfully converted to provide a collection of apartments and individual lodges.

This lodge offers bright and spacious single-storey accommodation, now in need of updating and providing an excellent opportunity for a purchaser to modernise and personalise the property to their own requirements. The accommodation currently comprises two bedrooms, a generous sitting room, kitchen and bathroom.

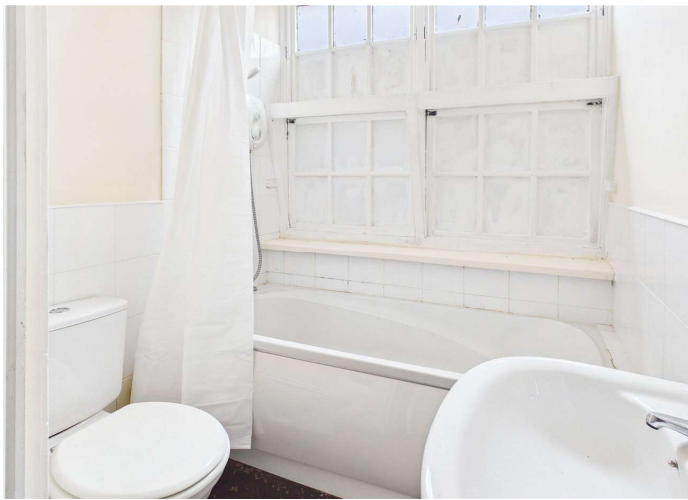
Of particular interest is the loft space, which is understood to offer potential for further accommodation, subject to the necessary consents being obtained.

The property also benefits from a parking space. Positioned on the edge of Crediton, the market town provides a range of everyday amenities, independent shops, cafés and transport connections.

**DIRECTIONS:** Using the What3Words App, search [brochure.snowy.jumpy](#)

**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 unique conversion on the edge of Crediton
- Part of a Grade II Listed development dating back to the early 19<sup>th</sup> Century
- 2 bedrooms with spacious entertaining areas
- In need of updating and with potential for expansion (Subject to necessary consents)
- Parking space
- No onward chain

## PROPERTY INFORMATION:

COUNCIL TAX: Band A

LOCAL AUTHORITY: Mid Devon Council

SERVICES: Mains electricity and water

DRAINAGE: Mains drainage

HEATING: Electric panel heaters

BROADBAND: Part-fibre broadband available through Openreach

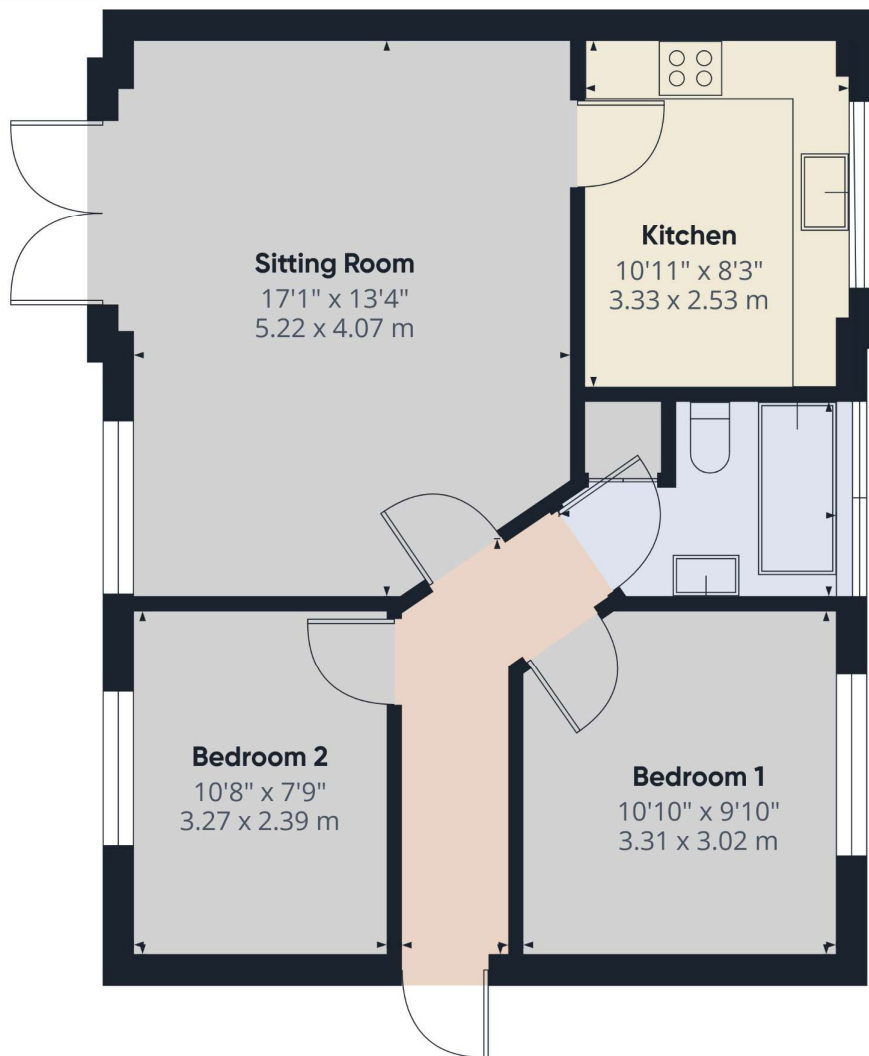
MOBILE SIGNAL: Variable coverage depending on provider

LISTED: Grade II Listed

TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



**Winkworth**

**Approximate total area<sup>m</sup>**  
601 ft<sup>2</sup>  
55.9 m<sup>2</sup>

(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.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 41 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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