

Flat 12, The Lodge, Crediton
To Let - £575/Month – Unfurnished (Inc Water Rates)

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Well Presented First Floor Flat : One Good Sized Bedroom : Gas Central Heating

Stylish and Modern Fitted Kitchen and Bathroom : Parking Area

Use Of Large Communal Gardens : Convenient Town Edge Location

01363 773757

• www.cartergeering.com

• info@cartergeering.com

• 115 High Street, Crediton, Devon EX17 3LG



Sales, Lettings & Property Management



A one bedroom first floor flat located on the outskirts of Crediton. The property is presented in excellent order having been completely redecorated throughout with a stylish and modern fitted kitchen and bathroom, new flooring and fresh paint. Outside there are large communal gardens which each flat has informal use of and ample parking.

The flat is located on the edge of Crediton and offers a nice outlook over surrounding countryside, there is a bus stop very close to the property and the High Street is a level walk away.

The accommodation with approximate measurements comprises;

Communal stairs to first floor and front door into;

ENTRANCE HALL With window to front elevation, radiator and separate entrances to;

BEDROOM 11'0 x 9'0 (3.35m x 2.74m Radiator, window to rear elevation.

LIVING ROOM 15'11 x 11'5 (4.86m x 3.47m) Windows to front and rear elevation, two radiators.

KITCHEN 8'0 x 5'9 (2.43m x 1.75m) Attractive newly installed kitchen fitted with a good range

of units beneath rolled edge laminated worktops together with matching wall units providing ample cupboard and drawer space. Inset stainless steel sink with rinsing bowl and side drainer, tiled splash back, integrated oven with four ring stainless steel gas hob and chimney style extractor hood over. Space and plumbing for automatic washing machine, space for upright fridge freezer.

BATHROOM 6'6 x 6'3 (1.99m x 1.91m) White suite comprising panelled bath with electric shower over, low level WC and pedestal wash basin, radiator.

SERVICES: Gas Central Heating

LEASE: Six months initially, possibility of a longer let

AVAILABLE: Immediately

DEPOSIT: One Months Rent of £575

HOLDING DEPOSIT: One Weeks Rent of £132
Please note the holding deposit will be credited against the deposit.

EPC: Ordered

COUNCIL TAX: Band A

LOCAL AUTHORITY: Mid Devon District Council

FEES: No initial set up fees.





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Consumer Protection from Unfair Trading Regulations 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regarding to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. For further information about the Consumer Protection from Unfair Trading Regulations 2008, see www.legislation.gov.uk