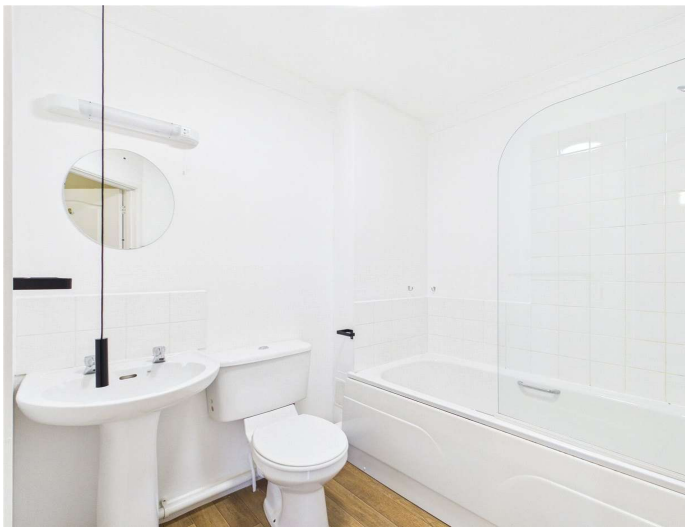






7 Alexander Court, Exeter Road, Crediton, EX17 3DP

Guide Price £160,000

A bright and well-presented second floor apartment in a popular development in Crediton. Arranged with an open plan living area, 2 bedrooms and a bathroom. Allocated parking space. No onward chain.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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






Situated within a sought-after residential development, conveniently located a short distance from the supermarkets and extensive amenities of the popular market town of Crediton, is this well-presented second floor apartment. Offering bright and comfortable accommodation, the property would make an ideal purchase for first-time buyers, investors or those looking to downsize to more manageable living.

The accommodation is arranged around an entrance hall, which provides access to all principal rooms and incorporates a useful airing cupboard housing the boiler. The open-plan living space enjoys two front-facing windows, allowing plenty of natural light, and incorporates a fitted kitchen with an array of matching base and wall units, electric oven, gas hob and space for additional appliances. There are two bedrooms, both enjoying a rear aspect, together with a bathroom fitted with a bath and shower over, wash basin and WC.

The property further benefits from an allocated parking space and is offered to the market with no onward chain, making it an appealing option for those seeking a straightforward purchase.

TENURE: Leasehold. The Term is 199 years from 1st January 2003.

SERVICE CHARGE: Approximately £690.00 per annum Service Charge and £50.00 per annum Ground Rent.

DIRECTIONS: Using the What3Words App, search chess.boot.joys

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.







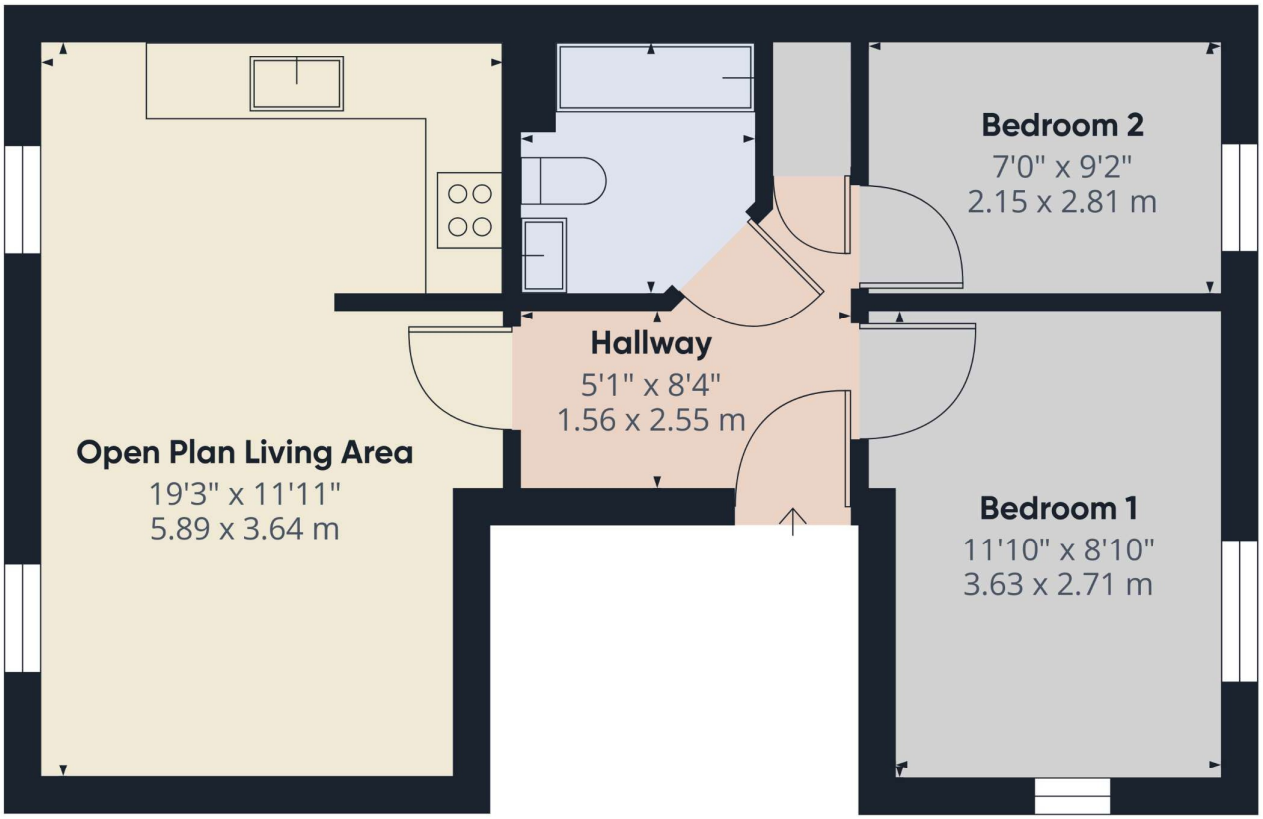
SUMMARY

- Popular residential development
- Second floor apartment
- 2 bedrooms and open plan living
- Bright and well-presented accommodation
- Allocated parking
- Leasehold
- Ideal for investors or first time buyers
- 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: No
TENURE: Leasehold
CONSERVATION AREA: Yes
FLOOD RISK: Very Low

Winkworth



Approximate total area(1)

496 ft²

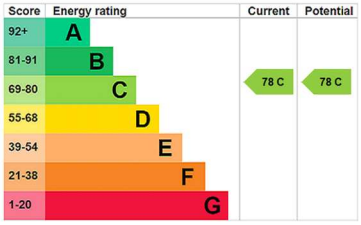
46 m²

(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.

GIRAFFE360





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.

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