



16a High Street, Crediton, EX17 3AG

Guide Price £110,000

** NO ONWARD CHAIN ** INVESTMENT OPPORTUNITY **

An exciting opportunity to purchase this substantial maisonette, with accommodation set across two floors and located in a superb town centre location close to transport links and amenities.

Winkworth

Winkworth.co.uk

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Exeter: 01392 271177
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Tiverton: 01884 675 675
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A substantial three double bedroom maisonette flat situated in a convenient and central town location with over 1500 sqft of accommodation set across two floors.

This property is no ordinary flat and offers very generously proportioned accommodation throughout, briefly comprising stairs to first floor landing, kitchen, very large and open living / dining room and family bathroom. On the second floor, there are three double bedrooms as well as ample storage throughout the property.

Internally, the property does require some modernisation and improvements, however it is a fantastic blank canvas for anyone to put their own stamp on it and would make an ideal investment property.

The property is accessed via the main front door on the High Street with stairs leading to the first floor accommodation.

PLEASE NOTE: If a mortgage is required, you will need to make your own investigations with your lender as the property is located above a commercial premises.

There is no allocated parking with the property.

COUNCIL TAX: Band B - Mid Devon 2023/24 - £1,851.08

SERVICES: Mains Electric, Water (metred) & Drainage.

BROADBAND: Super-Fast Broadband Enabled

MOBILE SIGNAL: You are likely to have good coverage

HEATING: Mains Gas Central Heating

LISTED: Grade II

TENURE: Leasehold. Current ground rent is £100, maintenance charge is two thirds of what is spent on the property overall, per year.

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:

Three Double Bedroom Maisonette
Set Across Two Floors
Over 1500 sqft of Accommodation
In Need Of Modernisation Throughout
No Onward Chain
Exciting Investment Opportunity

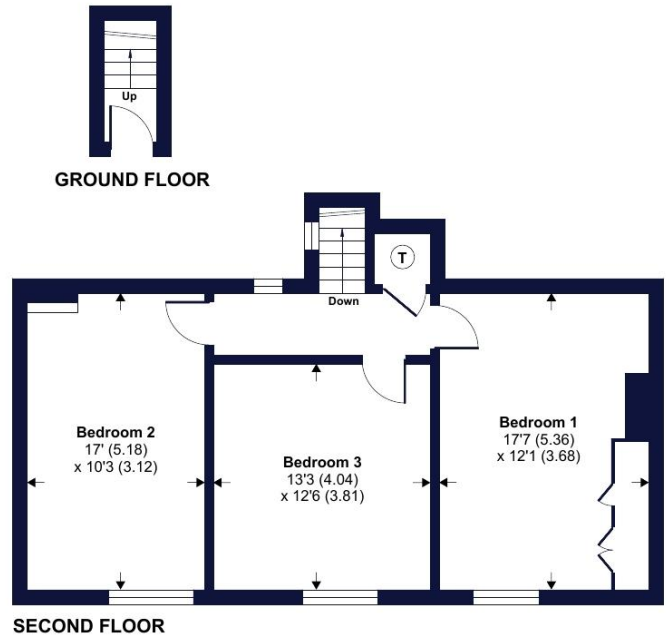
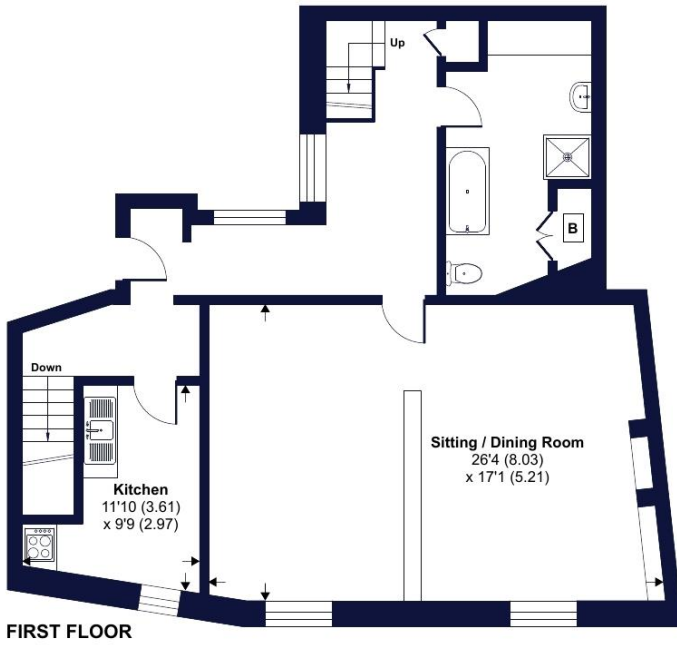
PROPERTY INFORMATION:

Leasehold
Council Tax Band: B
Mains Electric, Gas, Water & Drainage.

High Street, Crediton, EX17

Approximate Area = 1564 sq ft / 145.3 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). © nichecom 2023. Produced for Winkworth. REF: 1039010

Winkworth

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	67
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	77
EU Directive 2002/91/EC	

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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