



## Flat 3, Lower Lodge Western Road, Crediton, EX17 3RD

Guide Price £126,000

Located on the very edge of Crediton and making up part of the old Hospital complex is this attractive Grade II Listed lower ground floor apartment. The property has recently been redecorated and re-carpeted and has a nicely fitted modern kitchen with wood fronted units and modern bathroom suite.

**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



No onward chain for this south facing lower ground floor flat. The bedroom and very large open plan lounge/kitchen, have wonderfully high ceilings. The bathroom is modern, fresh and stylish, whilst a recently installed gas boiler provides the central heating and hot water.

The listed building stands in some lovely established grounds, with plenty of communal parking for you and visitors. These are maintained as part of the management plan - ideal for enjoying the summer weather. This property presents an exceptional opportunity, ideally suited for both first-time buyers seeking a charming and affordable home and investors looking to maximize returns

The Lodge is conveniently situated on the outskirts of Crediton, enjoying pleasant views, yet is within level walking distance of the town centre and all amenities, including a bus stop on Western Road, so only a 2 minute walk from the front door of 3 Lower Lodge.

NOTE: The property is accessed via an external staircase which leads to its own private entrance on the lower ground level.

COUNCIL TAX: Band A - Mid Devon 2023/24 - £1,586.64  
SERVICES: Mains Electric, Water (Inc within service charge) & Drainage.

BROADBAND: Ultra-Fast Broadband Enabled  
MOBILE SIGNAL: Coverage may be limited with certain providers.

HEATING: Mains Gas Central Heating  
LISTED: Grade II

TENURE: Leasehold. Service charge £158.00/month. To include buildings insurance, maintenance to communal areas, all water usage and money towards major repairs.

There is communal off road parking available, no permit required.

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:**

Lower Ground Floor Flat  
Excellent Order Throughout  
Modern Fitted Kitchen And Bathroom  
Gas Fired Central Heating  
Spacious And Light One Bedroom Apartment  
Use Of Large Communal Garden And Parking  
Convenient Town Edge Location  
No Onward Chain

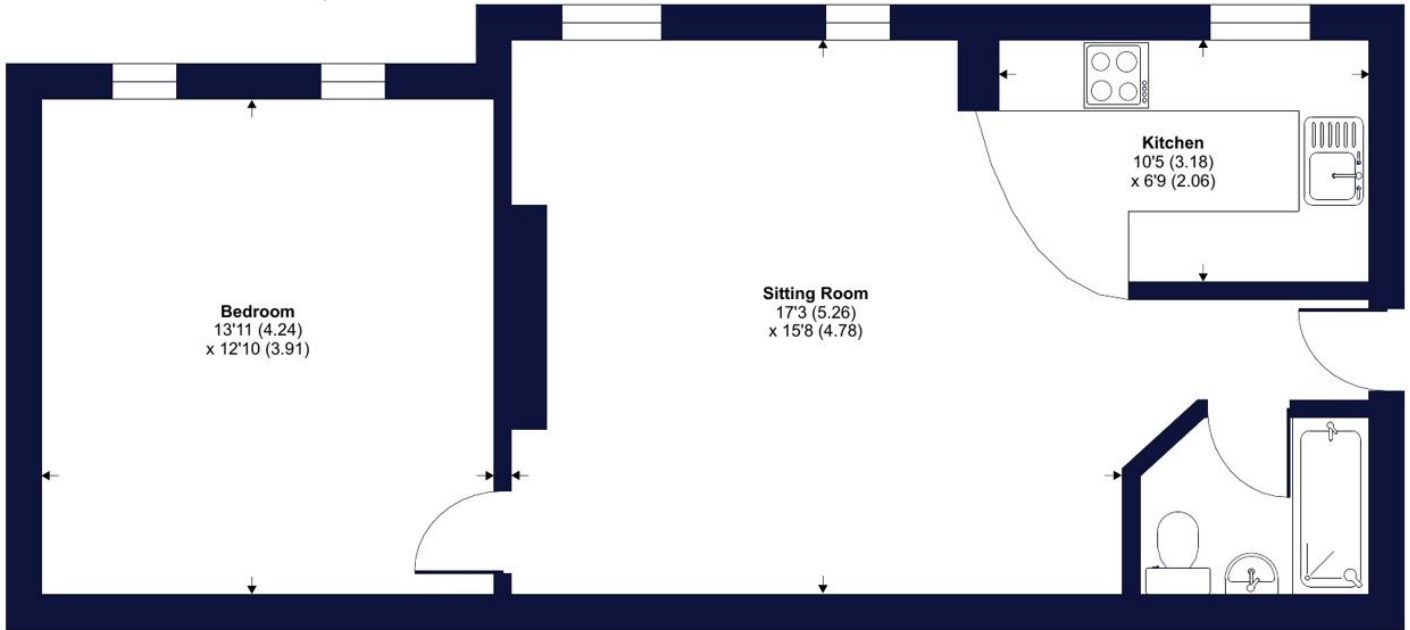
#### **PROPERTY INFORMATION:**

Leasehold  
Council tax Band: A  
Mains electric, gas, water and drainage.

# Lower Lodge Western Road, Crediton, Devon, EX17

Approximate Area = 567 sq ft / 52.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1100034

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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