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Flat 2, 2 The Orchard House, Churchill Drive, Crediton, EX17 2EF

Guide Price £190,000

An exceptionally well presented one bedroom ground floor flat situated in the sought after new development of the Orchard House.

**Winkworth**

Winkworth.co.uk

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Tiverton: 01884 675 675  
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This one bedroom ground floor apartment is located a short distance to the ancient market town of Crediton. rich in history, Crediton offers the benefit of both town and country living. The town offers one of the highest number of independent traders in the county. The town is located in the Mid Devon country side and sit's perfectly for access to both of Devon's National Parks, Dartmoor and Exmoor. in addition to this, access to both of Devon's coast lines.

Orchard House comprises of twenty two, one, two and three bedroom apartments. each apartment is individually designed and makes the most of the space and is finished to a high specification.

This ground floor apartment offers a double bedroom, family bathroom and large open plan living/dining and fully fitted kitchen area with patio doors opening onto the rear garden. The apartment is bright and airy and is offered in excellent condition throughout. Outside there is an allocated parking space, and enclosed garden as well as some communal areas for residence.

DIRECTIONS from the High Street travelling towards Barnstaple turn right at the traffic lights at the top of town. Turn left into St Martins Lane and then the first right into Churchill Drive. The Orchard house is the first left hand turning and Flat 2 is to the right of the building.

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:**

Recently Converted one Bedroom Ground Floor Apartment

Gas Central Heating

Beautifully Presented Throughout

Private And Enclosed Garden

Popular Town Edge Location

Close To Amenities

#### **PROPERTY INFORMATION:**

COUNCIL TAX: Band A

SERVICES: Mains Electric, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24.

MOBILE SIGNAL: You are likely to have good coverage.

HEATING: Mains Gas Central Heating

LISTED: No

TENURE: Leasehold. The property benefits from a long lease of 200 years from 1st January 2020.

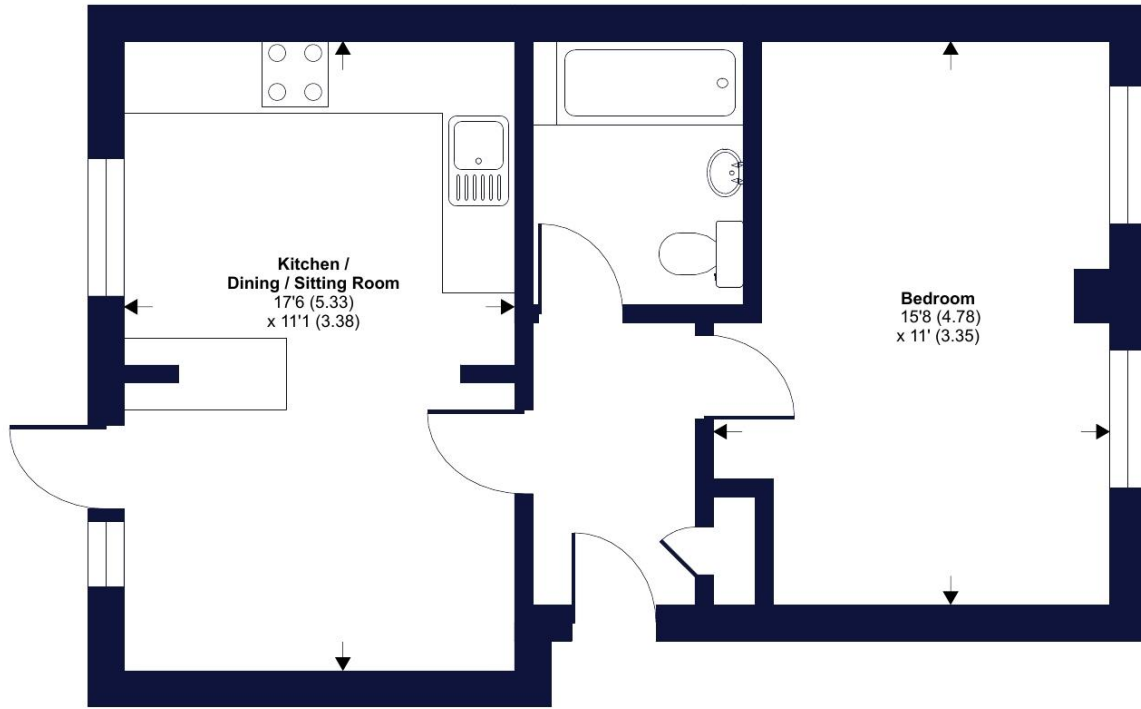
SERVICE CHARGE: Remus Six Monthly Service Charge - £457.77

GROUND RENT: £200 per annum, paid six monthly. To be reviewed in 2030.

# The Orchard House, Churchill Drive, Crediton, EX17

Approximate Area = 448 sq ft / 41.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 985671

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>	76	76
(55-68)	<b>D</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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