



Flat 2, Club CREDITON, Searle Street, Crediton, EX17 2AT

Guide Price £185,000

This is no ordinary apartment. Offering a rare blend of period charm and modern living, this exceptional two-bedroom second floor apartment is situated just seconds from Crediton's vibrant High Street.

Winkworth

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Generously proportioned and full of natural light, the property is located just off Crediton High Street, yet tucked away in a characterful Victorian building that was sympathetically converted in 2006/2007 to create stylish, loft-style homes with a distinct sense of individuality.

From the moment you step inside, the scale and character of this home become immediately apparent. High ceilings and expansive windows fill the apartment in light and create an impressive sense of space throughout. Exposed A-frame beams add architectural interest and a nod to the building's heritage, while the thoughtful layout makes this a highly practical and inviting home.

The living accommodation is superbly arranged, with a vast kitchen/dining room acting as the heart of the home. Complete with shaker-style cabinetry, solid beech worktops, and a central island with breakfast bar. French doors connect this area to the dual-aspect living room, allowing for an open-plan flow when desired.

The two double bedrooms are generously sized, with the principal bedroom benefitting from exposed beams and en-suite shower room. A large modern bathroom offers a clean, contemporary finish with a panelled bath and **shower over**, stylish tiling, and ample built-in storage. In addition to the

main accommodation, the apartment includes a highly practical separate utility room and store situated on the first floor.

Accessed via a secure intercom system on Searle Street, the apartment shares its entrance with just one other property. Everything you could need is within easy reach, from local shops and cafes to excellent transport links, making this a perfect base for professionals, downsizers, or investors.

Agent's Note: The owner of this property is an employee of Winkworth.

NOTE: There is no allocated parking with the property.

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 £25 is levied for each verification undertaken.

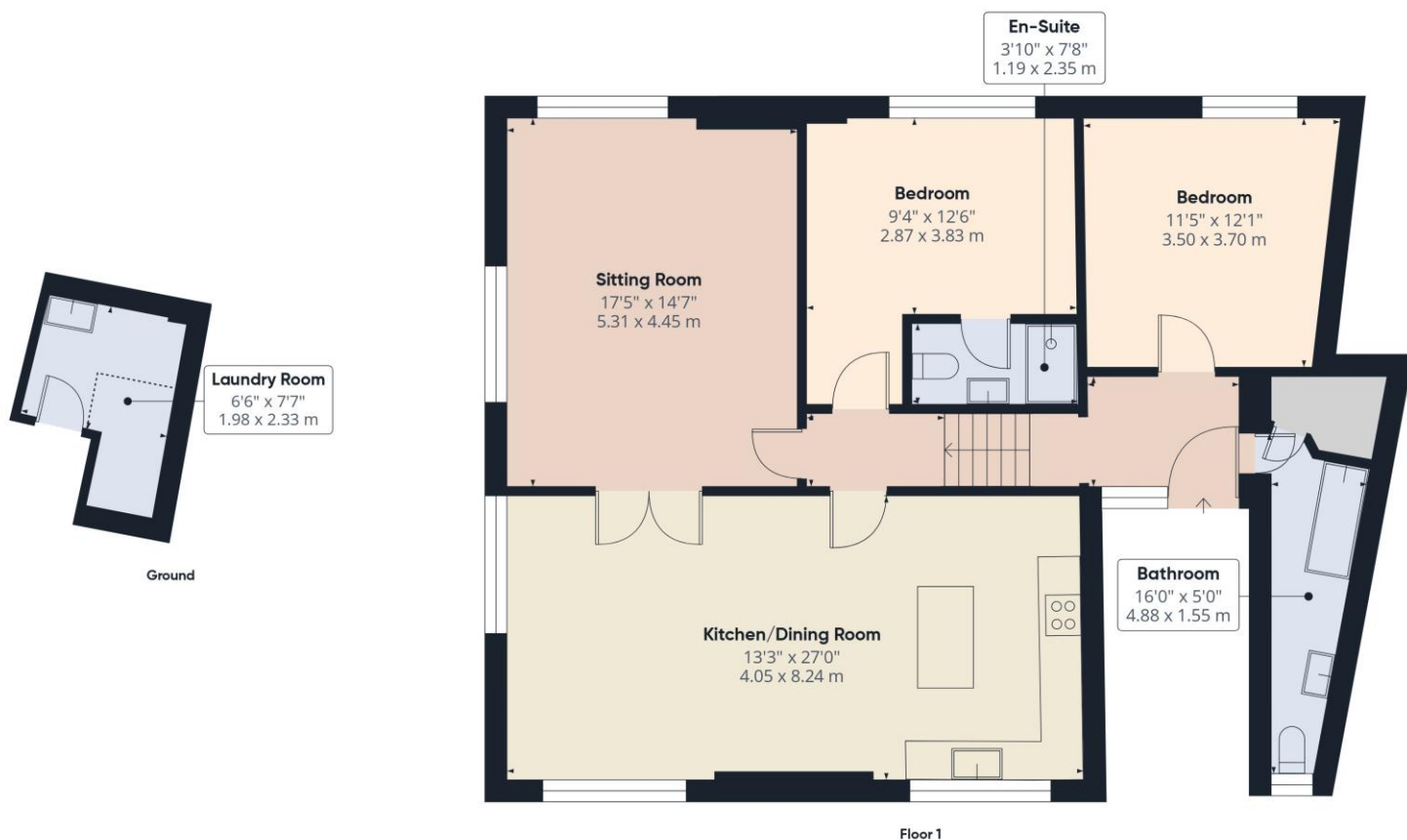


AT A GLANCE:

Substantial Second Floor Apartment
Two Generous Double Bedrooms
Gas Central Heating
High Ceilings & Exposed Beams
Over 1,300 Sqft of Accommodation
Additional Utility Room
Convenient & Central Location

PROPERTY INFORMATION:

COUNCIL TAX: Band A
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electric & Water
DRAINAGE: Mains Drainage
BROADBAND: Full Fibre Broadband Available
FTTP (Fibre to the Premises).
MOBILE SIGNAL: Good Coverage With Most Providers
HEATING: Gas Central Heating
LISTED: Grade II
TENURE: Leasehold 199 years from August 2006.
£70 per month including service charge, buildings insurance, ground rent & management fee).
CONSERVATION AREA: Yes
FLOOD RISK: Very Low



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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