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## Avenue House, Searle Street, Crediton, EX17 2DB

Offers in the region of £190,000

Discover this versatile, newly refurbished one/two-bedroom maisonette at Avenue House, Searle Street. This adaptable property is perfect for those looking for a flexible living space that can be tailored to your personal lifestyle needs.

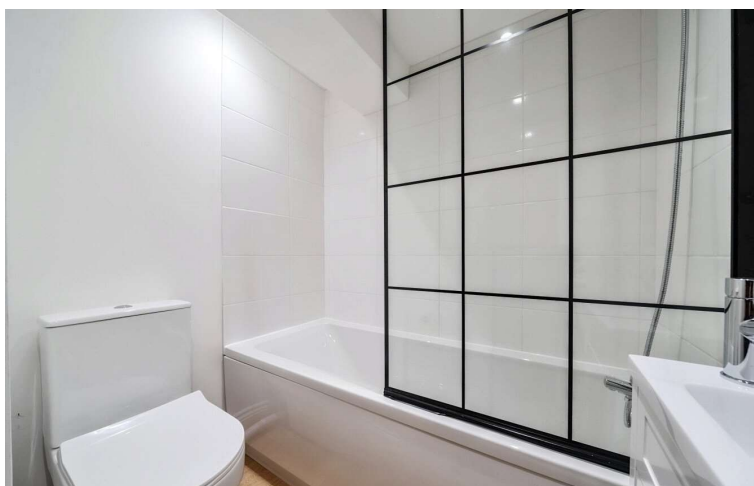
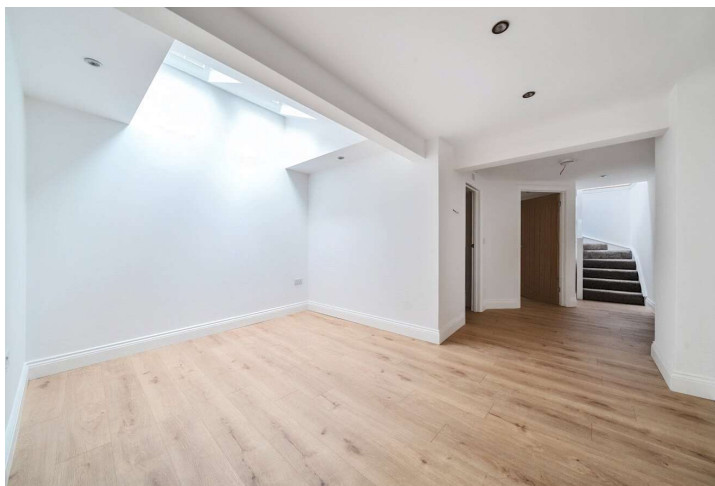
**Winkworth**

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## Overview

Discover this versatile, newly refurbished one/two-bedroom maisonette at Avenue House, Searle Street. This adaptable property is perfect for those looking for a flexible living space that can be tailored to your personal lifestyle needs.

## Ground Floor

Upon entering the property, you are welcomed into a well-equipped kitchen. This practical space seamlessly leads into a multi-functional area that can serve as either a dining room or a sitting room, depending on your preference.

Continuing down the corridor, you will find the bathroom, conveniently located for easy access from all parts of the home. The corridor also leads to a spacious bedroom, providing a peaceful retreat for rest and relaxation.

## First Floor

At the end of the corridor, stairs ascend to an additional versatile space. This upper room can be utilized as either a sitting room or a second bedroom, offering even more flexibility in how you arrange your home.

## Outside

This upper room grants access to a flat roof. The management company has enabled Flat 2 to access the roof for quiet enjoyment. From the roof, steps lead back down to the area by the front door.

## Parking:

The property includes a parking space, a valuable feature for convenience and accessibility.

## Lease:

The property benefits from a long lease (999 years from 1 July 2000), providing long-term security and peace of mind.

## Freehold:

The freehold is owned by House Avenue Management Company Limited and each flat owns a share of the freehold. The share will be transferred to the new owner.

## Management Charge:

£75 per month into a sinking fund towards the maintenance of the building.

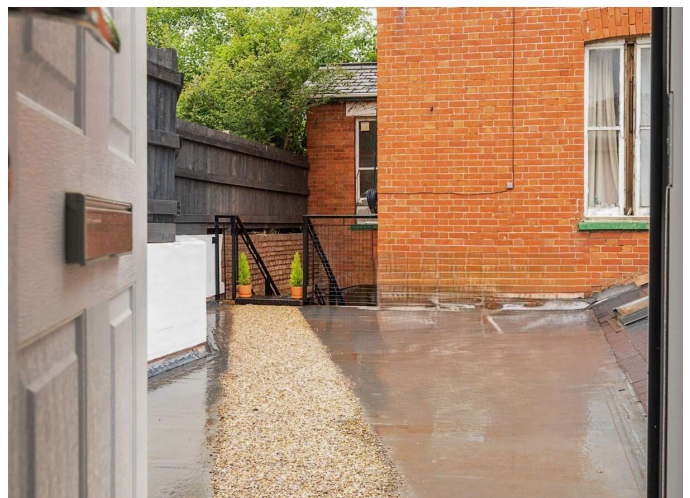
## Utilities:

Mains electricity

Mains water and drainage

Gas fired central heating

Broadband – Ultrafast full fibre broadband is available (checked on [www.openreach.com/fibre-checker/my-products](http://www.openreach.com/fibre-checker/my-products))



**Features:**

One/two-bedroom maisonette

Well-equipped modern kitchen

Living/Dining Area: Flexible space for dining or sitting room

Bedrooms: One on the ground floor; potential second on the first floor

Share of Freehold:

Lease: 999-year lease from July 2000

Parking: Includes a parking space

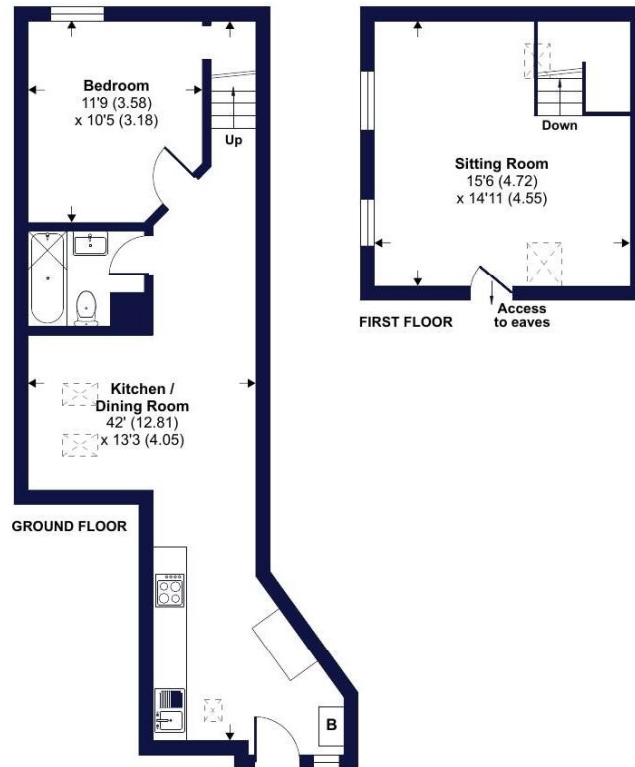
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Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing 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.

# Searle Street, EX17

Approximate Area = 719 sq ft / 66.7 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 2024. Produced for Winkworth. REF: 1151718



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>74</b>	<b>74</b>
(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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