



Flat 8, 4 The Orchard House, Churchill Drive, Crediton, EX17 2EF

Guide Price £220,000

A stunning two-bedroom top floor apartment situated in a highly sought-after development finished to an extremely high standard with private balcony, views across the town and two allocated parking spaces.

Winkworth

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The property is a beautifully finished, recently converted two-bedroom top floor apartment set within this extremely popular and stylish development, conveniently located close to the town centre. Perfectly blending modern design with comfort and practicality, this property offers exceptional living space and an ideal home for first-time buyers or an excellent investment opportunity.

Immaculately finished throughout, this impressive apartment features a bright and airy open-plan living area, designed for sociable living. The space is enhanced by bifold doors that open onto a private balcony, offering stunning treetop views and glimpses of the western side of the town.

The contemporary kitchen is fully equipped with integrated appliances, including an instant hot water tap, cooker, dishwasher, and washing machine, all seamlessly blending into the sleek and modern design.

Both bedrooms are spacious doubles, offering comfort and versatility, while the luxuriously appointed bathroom features high-quality fittings and a stylish finish.

This property also benefits from two designated parking spaces for added convenience and is being offered with no onward chain.

DIRECTIONS: Using the What3Words App, search save.pipes.tarnished

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

SERVICE CHARGE: Remus Six Monthly Service Charge - £807.00

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

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:

Beautiful Top Floor Apartment

Two Bedrooms

Gas Central Heating

Spacious, Light & Open Accommodation

Presented In Superb Order Throughout

Bifold Doors Leading To Balcony

Elevated Views

Two Allocated Parking Spaces

No Onward Chain

PROPERTY INFORMATION:

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric & Water

DRAINAGE: Mains Drainage

BROADBAND: Part-Fibre Broadband Available

FTTC (Fibre to the Cabinet).

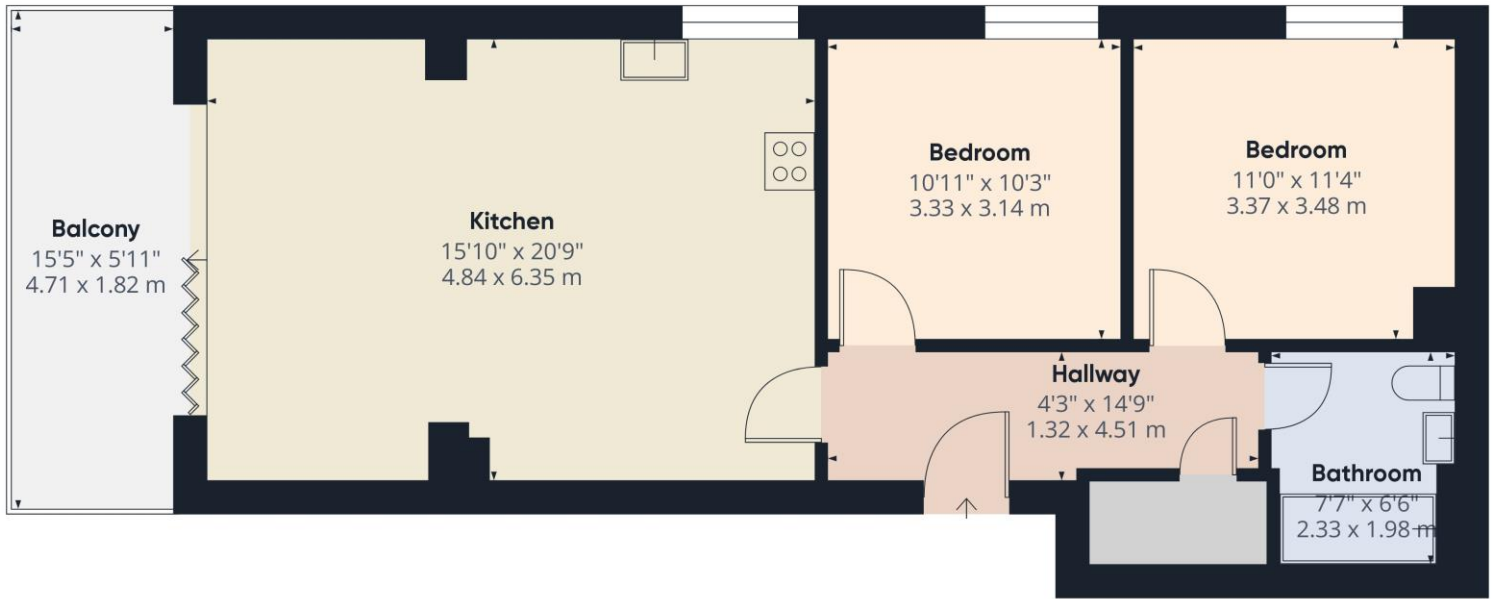
MOBILE SIGNAL: Coverage With Certain Providers

HEATING: Gas Central Heating

LISTED: No

CONSERVATION AREA: No

FLOOD RISK: Very Low



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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