



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

Guide Price £165,000

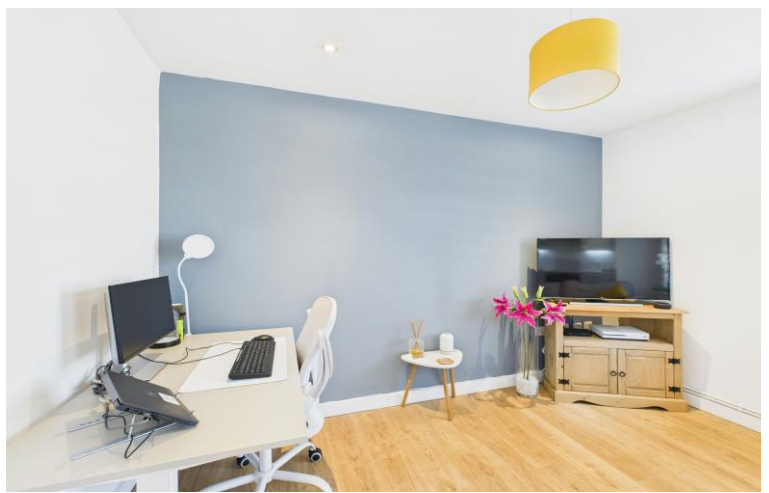
Offered with no onward chain is this exceptionally well presented one bedroom first floor apartment situated in a sought after development.

Winkworth

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Welcome to Orchard House, a thoughtfully designed development comprising twenty-two individually styled apartments, each finished to a high specification.

This beautifully presented first-floor apartment offers a bright and airy living space, designed to maximise natural light. The accommodation comprises a modern open-plan living and dining area integrated with a fully fitted kitchen, offering a practical and stylish environment. There is a generously sized double bedroom with two windows providing ample natural light and a contemporary bathroom finished to a high standard, featuring quality fittings and a sleek design.

Outside, the property benefits from an allocated parking space, ensuring convenience for residents.

COUNCIL TAX: Band A

SERVICES: Mains Electric, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet).

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 - £501.32

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

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 4 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 £25 is levied for each verification undertaken.

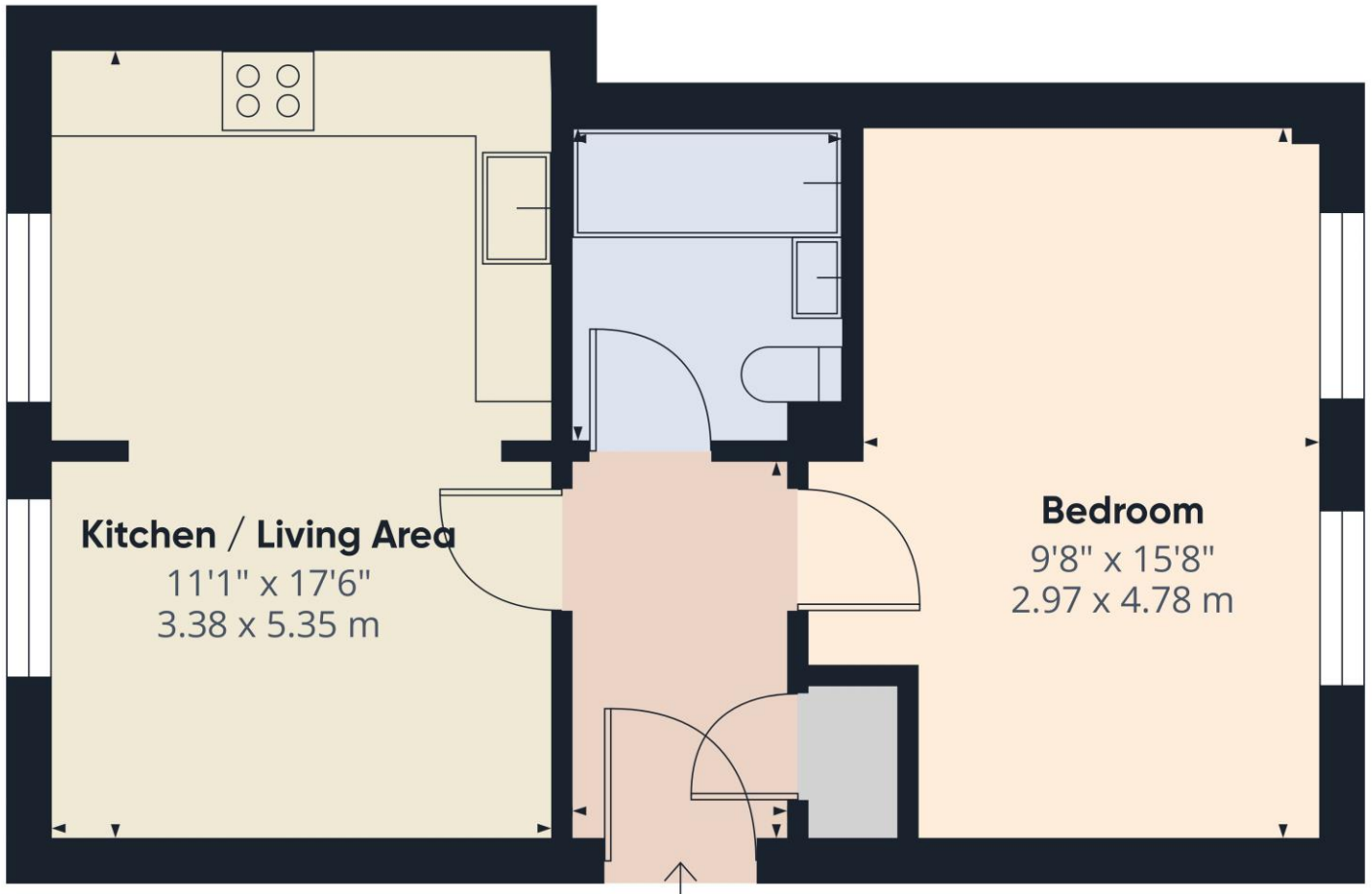


AT A GLANCE:

Beautifully Presented Apartment
One Double Bedroom
Gas Central Heating
Light & Open Accommodation
Well Presented Throughout
One Allocated Parking Space
Sought After Development
No Onward Chain

PROPERTY INFORMATION:

Leasehold 200 years from 1st January 2020.
Council tax Band: A
Mains electric, gas, water and drainage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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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