



Flat 8, Redvers House, Union Road, Crediton, EX17 3AW

Offers In Excess Of £70,000

A well presented one bedroom retirement flat located just off Crediton High Street, benefiting from easy level access to the main High Street and all of its amenities. The property is empty and is offered with no onward chain.

Winkworth

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Exeter: 01392 271177
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DIRECTIONS -

From our Crediton Office, head east towards the Parish Church Redvers House will be located on your left hand side just after the Methodist Church.

The property is presented in very good order throughout with a modern fitted kitchen & bathroom. It also has a good very sized living room and bedroom with built in wardrobe providing storage space as well as electric heating.

At the rear of the property there is a communal parking area and garden with direct access onto, and pleasant aspect over the town park. Transport links are also close by with the nearest bus stop just 100 yards away offering great transport links to Exeter and around the town itself.

The flats at Redvers House offer independent and self contained living accommodation, as well as having the added benefit of communal areas, such as laundry room, lift, guest facilities for visitors and lounge where various activities can be enjoyed with other occupiers. The building is integrated with a 24 hour alarm system from pull cords in each flat for added security. Owners therefore have complete independence, whilst also enjoying a sense of community

and security. The building is for use for residents over the age of 60 years only.

The property is a leasehold and there is a maintenance charge of £290.95 per month with the property which covers the costs of the scheme manager, window cleaning, buildings insurance, cleaning of communal areas, gardens, laundry room (with no usage restrictions), buildings maintenance and emergency call system.

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.



AT A GLANCE:

Retirement Flat
One Bedroom With Built In Wardrobe
Light & Open Living Accommodation
Stylish & Modern Kitchen
Laundry Room, Lift & Guest Facilities
24 Hour Alarm System In Each Flat
Use For Residents Over 60 Only
Scheme Manager On Site
No Onward Chain
Close To Local Amenities

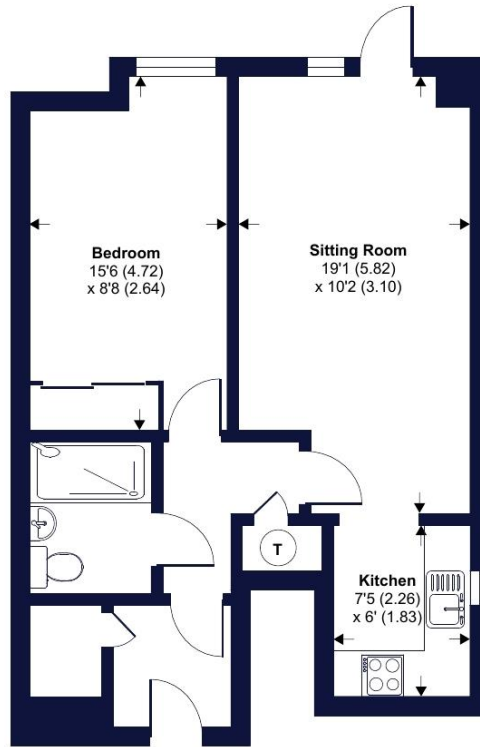
PROPERTY INFORMATION:

COUNCIL TAX: Band A
SERVICES: Mains Electric, Water & Drainage
BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach.
MOBILE SIGNAL: Good Coverage With Certain Providers
HEATING: Electric Heating
LISTED: No
TENURE: Leasehold - 125 years from 1985.
GROUND RENT: £0.00
SERVICE CHARGE: £290.95 per month

Union Road, EX17

Approximate Area = 506 sq ft / 47 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 2024. Produced for Winkworth. REF: 1187402



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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