



3a High Street, Crediton, EX17 3AE

Guide Price **£87,500**

3a High Street

Crediton

- Spacious 1st floor flat
- High Street location
- Large open plan kitchen/diner
- Views from kitchen over pretty courtyard
- Spacious bedroom
- Period features
- Entrance shared with just one other flat
- Close to transport and amenities
- ¼ share of the freehold
- No onward chain!

A first-floor flat set on the High Street in Crediton, with shops, cafés and public transport all close by.

The property is accessed via a shared entrance hall with just one other flat. Inside, the kitchen and dining room is a spacious, practical area, fitted with white units and offering space for appliances as well as a table. From here, there are views over a courtyard garden to the rear.

The lounge sits just off the kitchen, creating a straightforward and connected layout. The bedroom is a generous double, positioned at the front of the property and looking out onto the High Street through a sash window.

The bathroom is accessed from the living space and is fitted with a white suite, including a shower.

The flat benefits from gas central heating and offers a simple, well-located home in the centre of town.





Leasehold information – Share of the freehold (1/4 share with 3 other properties). £30 Service charge per month, no ground rent. 991 years remaining on the lease.

Please see the floorplan for room sizes.

Current Council Tax: Band A – Mid Devon 2025/26 – £1,828.71

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: Yes Grade II

Conservation Area: Yes

Tenure: Leasehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look.



These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Leasehold: We're informed by the seller that the property is leasehold. Buyers should confirm the remaining term, ground rent, service charge and any review or management fees with their conveyancer. Buyers should also confirm any restrictions on alterations, subletting or use with their conveyancer.

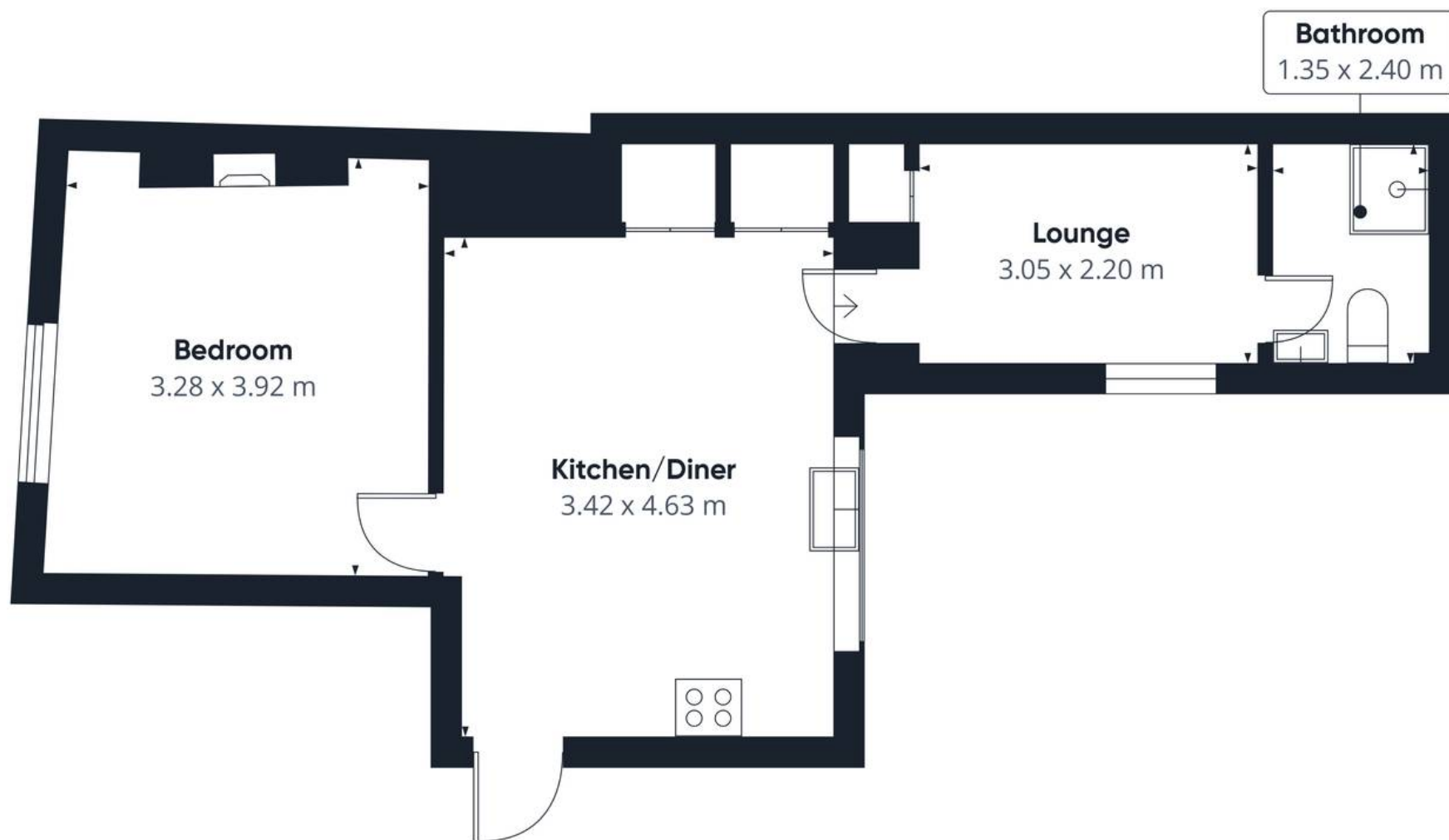
Rights of Way: We're informed by the seller that the property benefits from a right of way through the courtyard to the communal door. Buyers are advised to confirm details and legal status with their conveyancer.

CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian Church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as wide range of necessary amenities, it's clear why the town is a firm favourite with the locals and relocators alike.

DIRECTIONS- From the Western end of Crediton High Street take the pathway to the left of Mimosa and enter through the gate along to the right and into the courtyard, bear right and a member of Helmores staff will mee you at the entrance.

What3Words: ///scored.continues.units





Approximate total area⁽¹⁾
41 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.