



26 REDVERS HOUSE, CREDITON

GUIDE PRICE £95,000

**Winkworth**



26 Redvers House, Crediton

| 01363 773757 | [crediton@winkworth.co.uk](mailto:crediton@winkworth.co.uk)

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

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

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BOSCH



## 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 superb order throughout with a modern fitted kitchen & stylish bathroom. It also has a good very sized living room and bedroom with built in open 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 has the balance of a 125 year lease, which started in 1985. There is a maintenance charge of £235.23 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.

SERVICES: Mains Electric, Water and Drainage.

EPC: Ordered

COUNCIL TAX: Band A

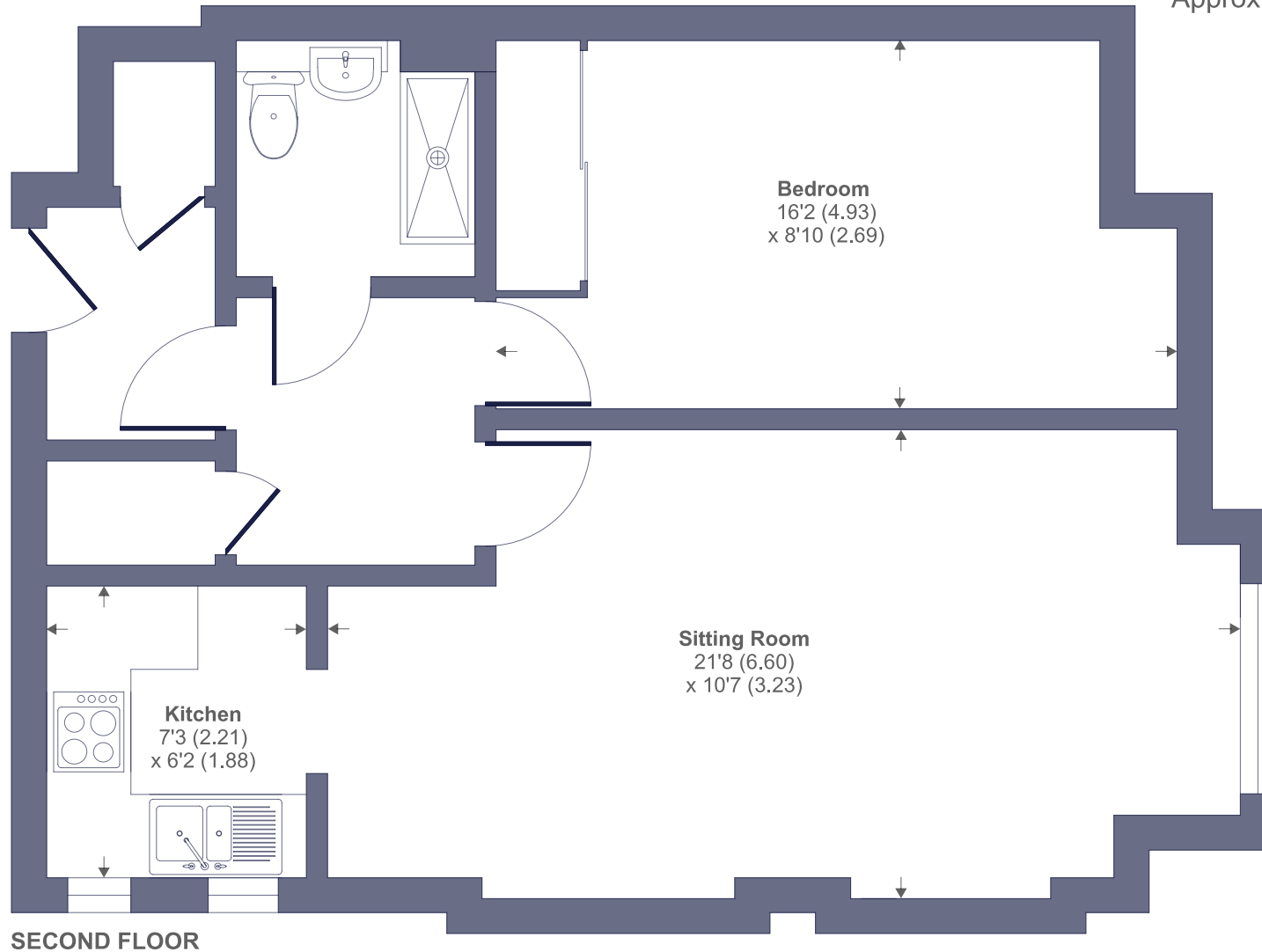
LOCAL AUTHORITY: Mid Devon District Council.



# Redvers House, Union Road, Crediton, EX17

Approximate Area = 536 sq ft / 50 sq m

For identification only - Not to scale



**Crediton Office**

115 High Street, Crediton, EX17 3LG

01363 773757

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