

*** ONLINE VERSION *** | Greenway, CREDITON

£114,950



DHC5061

Flat

1 Bedroom

Fabulously appointed ground floor apartment in very pleasant residential area of Crediton, offering beautifully presented contemporary style accommodation plus private courtyard garden and off road parking

KITCHEN, LIVING ROOM AREA, BEDROOM, SHOWER ROOM, OFF ROAD PARKING, COURTYARD GARDEN, UPVC DOUBLE GLAZING, NO ONWARD CHAIN

DESCRIPTION This beautifully presented modern contemporary style ground floor apartment is very pleasantly located in the popular residential area of Greenway within a short walk of most amenities including Crediton High Street, schools, nurseries, doctors surgery etc. The apartment has been recently converted to a very high standard (the latest building regulation are very strict in terms of sound and heat insulation plus stringent fire regulations) in a fabulous contemporary style, and having a real "wow" factor. Unusually for properties of this ilk, the apartment has off road parking and a private courtyard garden with internal and external access. It would make an ideal first time buy, retirement property for someone looking to downsize with minimal maintenance or an ideal investment property for private landlords.

It benefits from strategically placed electric convection heaters, and uPVC double glazing throughout.

CREDITON is an old Mid Devon market town with a wealth of history, being situated just 7.5 miles north-west of the Cathedral City of Exeter with the M5 motorway some 3 miles further on. The town is surrounded by unspoilt farmland in an area of great natural beauty. There is a regular daily bus service to Exeter plus trains every hour to Exeter and Barnstaple and a local town bus which covers most urban areas. The town is most famous for its ancient parish church and for being the birthplace of St Boniface in 680 AD. It has excellent schooling facilities at both senior and junior levels and a sports and leisure centre incorporating a superb swimming pool. The town has an excellent selection of shops

with a recently opened Morrisons and Tesco will be opening a large superstore/restaurant/petrol filling station in late 2009/early 2010.

DIRECTIONS From Crediton High Street turn off into St Saviours Way as signed to the carpark. Turn right at the top of the hill into Greenway, and 68a will be found along the road on the left.

The accommodation comprises, with approximate measurements

Heavy front door, mat well (having attractive industrial style aluminium surround) to

KITCHEN 11'2 x 10'10 (3.4m x 3.3m) A lovely room, well appointed with a super range of modern units with glossy white doors and long chrome handles. Dark glossy rolled edge laminated working surfaces with inset stainless steel sink (mixer tap), inset four ring stainless steel gas hob with stainless steel/glass cooker hood and stainless steel electric oven under, space for fridge. Breakfast bar with brushed stainless steel support leg and two glossy white/chrome bar stools. Slate effect flooring, wall tiling, triple spotlight fitting, chrome cloaks hooks, space and plumbing for automatic washing machine, wall mounted mains gas fired central heating boiler (also providing domestic hot water), telephone point, Myson under plinth electric fan heater, wide opening to

LIVING ROOM AREA 10' x 7'7 (3.05m x 2.31m) Wall lighting, TV aerial point, electric convector heater.

INNER HALLWAY with useful understairs recess

BEDROOM 14'5 x 9'2 (4.39m x 2.79m) TV aerial point, wall lighting, quadruple spotlight fitting, electric convection heater, twin double glazed doors to outside.

Glazed sliding door from hallway to

SHOWER ROOM 9' x 2'7 (2.74m x 0.79m) Again well fitted with a suite comprising low level WC (dual flush suite and chrome finished seat/lid), wash hand basin, cleverly designed shower cubicle with glass blocks giving much natural light, wall tiling and chrome shower mixer, slate effect floor, electric chrome heated towel rail, mirror with glazed shelving and lighting over, extractor fan and wall tiling.

OUTSIDE

Off road parking to front.

Level **COURTYARD GARDEN** to rear extending to approximately 20' x 10' (6.1m x 3.05m) having paving and seating areas plus concrete path giving access at side.

V2 - Draft details

DHC5061

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title

documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





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