

26 Kirton Drive  
Crediton EX17 3DW

Affordable Housing  
UK (Mid Devon) Ltd

Quality homes at affordable prices

£66,080



Kirton Drive is situated on a modern and very attractive development on the outskirts of Crediton and within walking distance of the thriving town centre and the new Tesco supermarket. Bus and rail links are also close at hand.

This truly immaculate and well-proportioned apartment is situated on the ground floor and enjoys a substantial amount of morning sunshine. All the windows are Upvc double glazed, hot water and central heating are provided via an efficient gas fired central heating boiler. All internal doors in the apartment have an attractive light wood effect finish with brushed alloy handles. Viewing is highly recommended.

The apartment is for sale through shared ownership, which means you purchase a percentage share of the property with a mortgage and will benefit from the advantage and responsibilities of home ownership.

Unlike traditional shared ownership Affordable Housing (Mid Devon) Ltd **do not charge rent on the remaining equity.**

Viewing is highly recommended

**The accommodation with approximate measurements comprises:**

Communal front door with entry system to:

Communal entrance hall leading to own front door.

**Hallway**

Airing cupboard with shelving, radiator, entry phone, central heating thermostatic control. Storage cupboard, Telephone point.

**Lounge/Diner: 4.19m x 3.63m**

An attractive and spacious room with three windows, 2 radiators, TV point and arch to.

**Kitchen: 2.49m x 2.05m**

Attractive light wood effect units with contrasting work surfaces. 1.5 stainless steel sink unit with mixer taps over. Plumbing for automatic washing machine, Fridge/freezer recess, stainless steel double oven, four ring gas hob and canopy hood. Wall unit housing the Glowworm Ultracom 30cx gas fired central heating boiler. View over communal garden.

**Bedroom: 3.27m plus door recess x 2.94m**

Open aspect to the front of the building, radiator, TV point. Built-in double wardrobe with attractive sliding wooden doors.

**Bathroom**

Spacious and fitted with a white suite comprising tiled panelled bath with handles and electric Mira Sport shower over, pedestal wash hand basin, low level WC, radiator, and extractor.

**Outside:** Allocated parking space in a parking court close at hand, bin store and small communal garden.

**Services:** Mains electricity gas, water, and drainage.

**Ground Rent:** £201.31 per annum. Increasing yearly with the RPI

**Service Charge:** (which includes Building Insurance) £91.41 per month.

**To view contact:** Shaun Hacking 07891 984116

**PRICE:** £66,080 leasehold for 56% fixed equity share.



We wish to inform prospective purchasers that we have prepared these sales as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

Room sizes should not be relied upon for carpets and furnishings. No person representing Affordable Homes UK (Mid Devon) Ltd has any authority to make or give any representation or warranty in relation to this property.