

Press release – 14<sup>th</sup> December 2009

## One or three investment opportunities in Crediton

Helmores, **team** estate agent in Crediton is delighted to introduce to the market three self-contained apartments in The Lodge, an attractive former hospital building converted into numerous properties on the outskirts of the popular old mid Devon market town of Crediton.



Being a level walk from the town centre with ample parking, a country outlook and surrounded by large, lawned communal gardens, the apartments have their own price tags of offers over £70,000 and £75,000 or enquiries are welcome from investment buyers who are interested in negotiating the purchase of all three.

All currently let on six month Assured Shorthold Tenancy Agreements, the properties would make wonderful homes for first time buyers who could serve notice to the tenants in order to move in themselves or would equally suit investors, with a combined income of £16,640 per annum. Each has a slightly different layout.

Number 12 (offers over £70,000) is on the first floor and south-facing with gas-fired central heating. From the communal landing, the front door opens into the entrance vestibule then through to the entrance hall. The bedroom is 11' x 9' and the lounge is 16' x 11'4". The kitchen is fitted with units along with a built-in electric oven and gas hob, and in the bathroom is a bath, pedestal basin and WC.

Numbers 20 and 21 (each at offers over £75,000) are on the second floor. Number 20 is entered via a glazed entrance porch and door to the entrance hall. The kitchen/ living room with exposed beams is 20'9" x 12'1" fitted with a range of cupboards and spaces for appliances along with Baxi central heating boiler. Bedroom one is 10'4" x 8'6" with rural views and there is also a study/ bedroom two. In the bathroom are exposed beams along with a bath, basin and WC.

Number 21 is entered via a glazed front door to the entrance hall. The 17'10" x 16' kitchen/ living room is fitted with pine-fronted units with inset four-ring gas hob, built-in electric oven, wall mounted combination boiler and space for appliances. Bedroom one is 13'4" x 9' with pleasant open views and bedroom two is 10' x 6'5".

In the bathroom is a white suite comprising a bath, basin and WC.

Rob Stoyle, one of the partners of Helmores said about the apartments: "These three properties represent a fantastic opportunity for an investment buyer, and whether occupied by owners or tenants, they make lovely homes. The grounds are a real feature of these apartments, offering plenty of space and tranquillity on the edge of Crediton yet within walking distance of the town centre. Crediton is incredibly popular, being well established and situated close to Exeter and the airport, the M5 Motorway and the A30 into Cornwall. We don't expect these to hang around so I would urge any interested parties to make enquiries as soon as possible to avoid any disappointment."

For further information, please contact Helmores, **team** estate agent in Crediton on 01363 777999 or visit [www.teamprop.co.uk](http://www.teamprop.co.uk).

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**Digital images are available from [bubblepr@mac.com](mailto:bubblepr@mac.com)**

**Notes to editors:**

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 70+ members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

**For further information, please contact:**

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