



**Culver Court Exeter Road, Crediton, EX17 3BH**  
**£800 Per Calendar Month**

A well presented FIRST FLOOR FLAT offering TWO BEDROOM unfurnished accommodation including an Open plan Kitchen/Living Room and a Bathroom with gas central heating, uPVC Double Glazing and OFF-ROAD PARKING FOR ONE CAR. Available from the 15th June 2026

## SITUATION

The busy market town of Crediton is situated approximately 8 miles from Exeter in central Mid Devon benefitting from a high street full of independent shops, cafes and restaurants., as well as useful services such as solicitors, accountants and a Boots chemist. Crediton also supports a nursery, two primary schools and a secondary school with sixth form, as well as a community hospital, three supermarkets and a Leisure Centre with swimming pool and fitness classes. Other sporting facilities include a golf course, a football pitch and a well supported Rugby Club providing sport for all ages. There is also a hugely popular arts scene often hosting events in the town's market square where, in the summer months, a range of community activities take place. The market square is also home to the town's twice-monthly farmer's market. Crediton 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. Crediton is easily commutable by car to Exeter along the A377, but also benefits from regular bus services running to and from the High Street throughout the week, as well as a train station located on the south side of the town with hourly trains running into the city.

## DESCRIPTION

Flat 2 Culver Court is a first floor flat located towards the outskirts of Crediton in a purpose built block of just two similar properties a short walk from the towns shops and services, Completed to a high standard in about 2007 the property is of insulated cavity brick construction under a tiled roof with uPVC double glazed windows and doors throughout. The flat itself is approached off a shared hall with a fire door opening into the Entrance Hall, giving access to the open plan Kitchen/Living Room, two double Bedrooms and a Bathroom. Flat 2 Culver Court also benefits from mains gas central heating and modern Kitchen and Bathroom suites. Outside and to the front of the property there is private parking for one car. The flat is available for occupation on the 12 June 2026.

## ENTRANCE

From the parking area, a half glazed door opens into the shared Entrance Hall with stairs leading to the first floor and door opening into the self contained flat.

## ENTRANCE HALL

with doors leading off to all rooms, smoke alarm and storage cupboard.

## OPEN PLAN KITCHEN/LIVING AREA

A good sized room with two windows to the front

and fitted Kitchen in one corner comprising a range of matching wall and floor units, space and points for cooker and fridge freezer and space and plumbing for a washing machine. On one side is the mains gas boiler providing domestic hot water and servicing the underfloor heating. The room is finished with a plank effect floor covering and heat alarm.

## BEDROOM

A double bedroom with window to the front.

## BEDROOM

A double bedroom with window to the front

## BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with 'Mira' electric shower over; a pedestal wash hand basin with mirror and shaver light over; and a low level WC.

## OUTSIDE

Outside and to the front of the flats there is dedicated parking for one car,

## INITIAL COSTS

Rent ~ £800 per calendar month

Deposit - £923 protected by MyDeposits (Insured Scheme)

By law from 01.05.26 we cannot accept more than one month's rent in advance (even if an applicant offers more), and we will ask for this to be paid once a tenancy agreement has been completed. We can however ask for the Deposit to be paid prior to signing and in some cases we may request this.

The property will be let on a 12 month Assured Periodic Tenancy. Tenants can end the tenancy at any point by giving two months' written notice, so the tenancy ends at either the start (the rent due date) or end of a rental period (the day before the rent is due).

## SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage. Mains gas boiler providing domestic hot water and servicing underfloor heating.

Satellite available via Sky.

Broadband speed is Basic 16 Mbps Superfast 54 Mbps.

Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band B - £2034.67 p.a. for 2026/27

All services to be paid for by the tenant in addition to the rent

## HOW TO APPLY

Please ask us for an application form. All intended

occupants/tenants for the property aged 18+ must complete a form and provide valid proof of name and address I.D. for us to carry out legally required Anti-Money Laundering and Right to Rent Checks.

If the Landlord approves your application(s), your details (and any guarantors details, where applicable) will be passed to a third party referencing company called Let Alliance for full financial referencing which includes checking credit ratings and obtaining proof of income/references from your current employer and current/previous landlords.

All applications are subject to landlord approval, I.D. and Right to Rent checks, successful referencing and contract.

### **VIEWING & DIRECTIONS**

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - ///tripling.flooding.gasp

### **DISCLAIMER**

Please be aware:

(1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk.

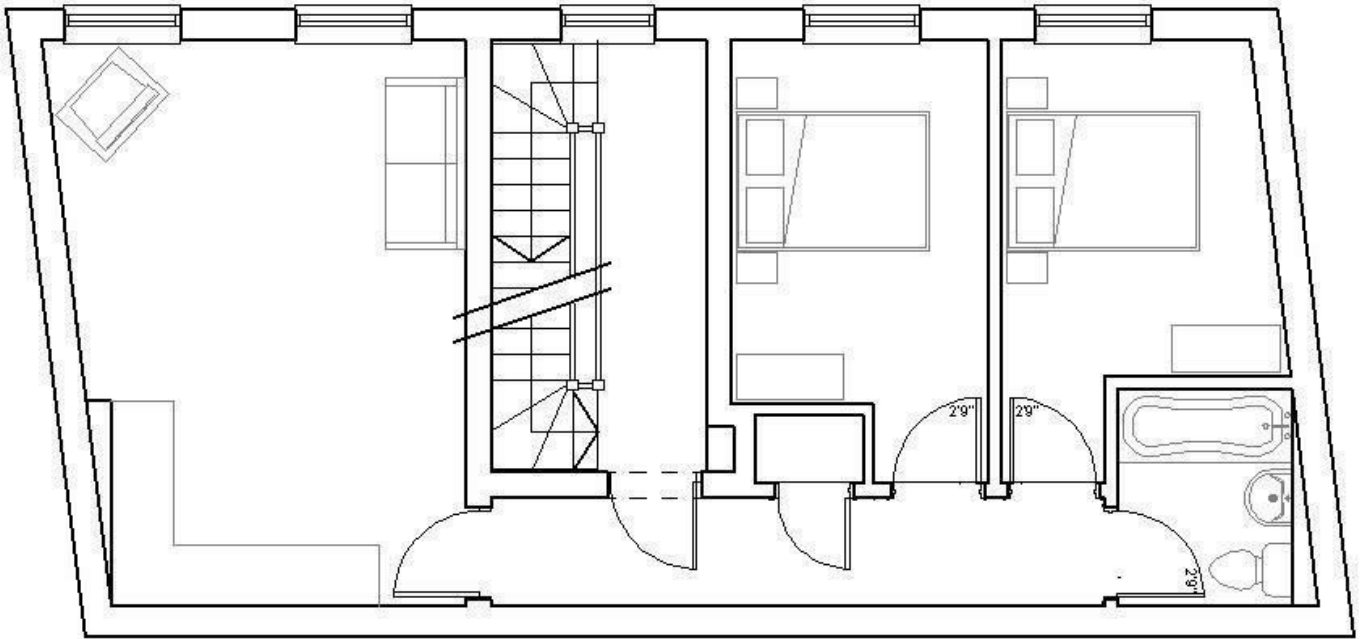
(2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing.

(3) All measurements, photos, and distances mentioned are approximate.

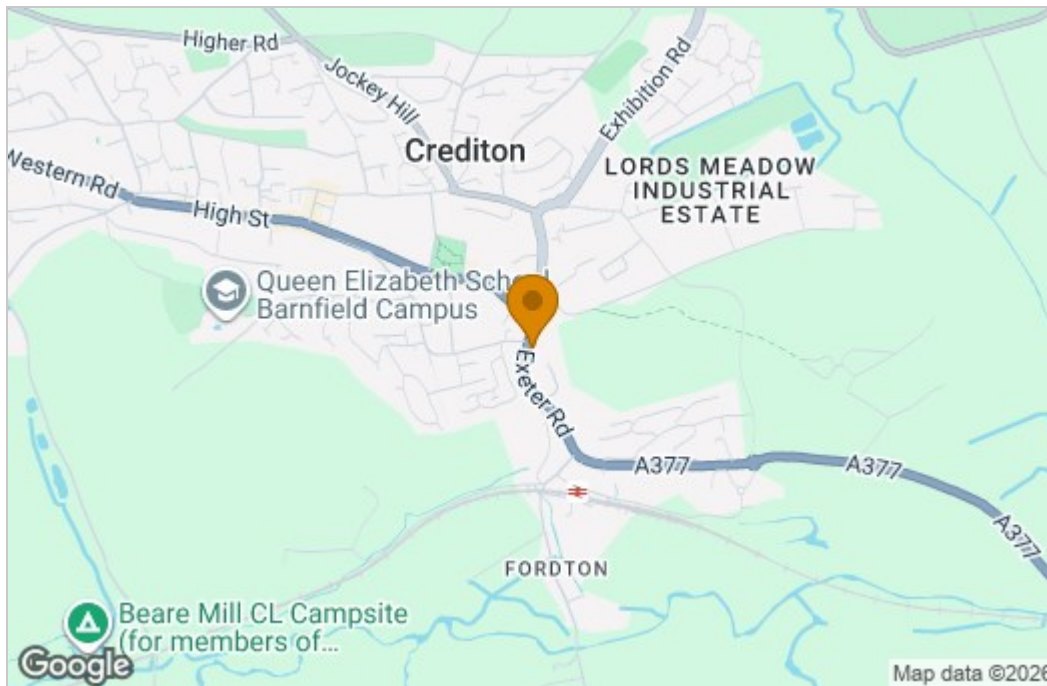
(4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order.

(5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.