



## 9 St. Lawrence Green, Crediton EX17 3LH

Guide Price £230,000

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# 9 St. Lawrence Green

Crediton

- 4 Bedroom town house overlooking The Green
- Ideal town location
- In need of some updating
- Living / dining room with woodburner
- Bathroom plus en-suite
- 40' south facing rear garden
- 3 floors of accommodation
- Gas central heating

The Green is situated at the Western end of Crediton High Street and is a pretty, open space to look out on. With plenty of character homes in the area, it's a lovely place to live and with regular buses to Exeter just a short walk away, as well as the town's shops, schools and amenities, convenience and space is certainly on offer here. The house could do with some cosmetic improvements in places but offers terrific space inside and out and in a lovely town location.



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In years gone by, many may remember 9 St Lawrence Green as being home to The Green Toy Shop but many years ago, it was converted into the fully residential property it is today. An entrance vestibule brings you into the living/dining room with woodburner, still with the large picture window to the front, and there are doors here out to the rear garden. The kitchen is at the rear plus there is a hall with further door to the garden and stairs to the first floor. On the first floor are two bedrooms, one with an ensuite (which has been stripped and ready for a new owner to install what they want) and a family bathroom. Up again and there are two double bedrooms on the second floor.

Outside: To the rear is a tiered garden measuring approx. 14m x 6m which is somewhat of a blank canvass. There is a brick outhouse and a gate to the side giving access to the garden via a right of way to the side.

There is no parking but there's plenty of on-street parking locally or an annual permit can be purchased for the town car park.

Please see the floorplan for room sizes.



Current Council Tax: B Mid Devon 2022/23 £1751.52

Utilities: Mains electric, water, gas, telephone and broadband.

Fastest broadband speed within this postcode: Up to 67Mbps (Rightmove)

Drainage: Mains drainage

Heating Gas central heating

Listed: Yes Grade II

Tenure: Freehold

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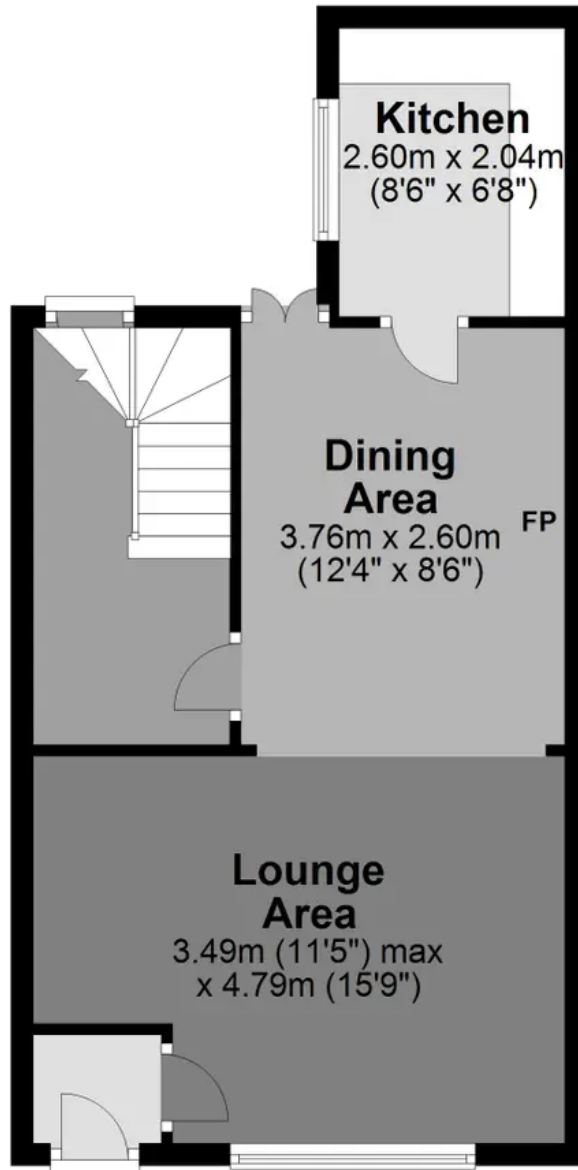
**DIRECTIONS:** From Crediton High Street, head towards The Green and the property will be found on the left just before the traffic lights.

**CREDITON :** An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.



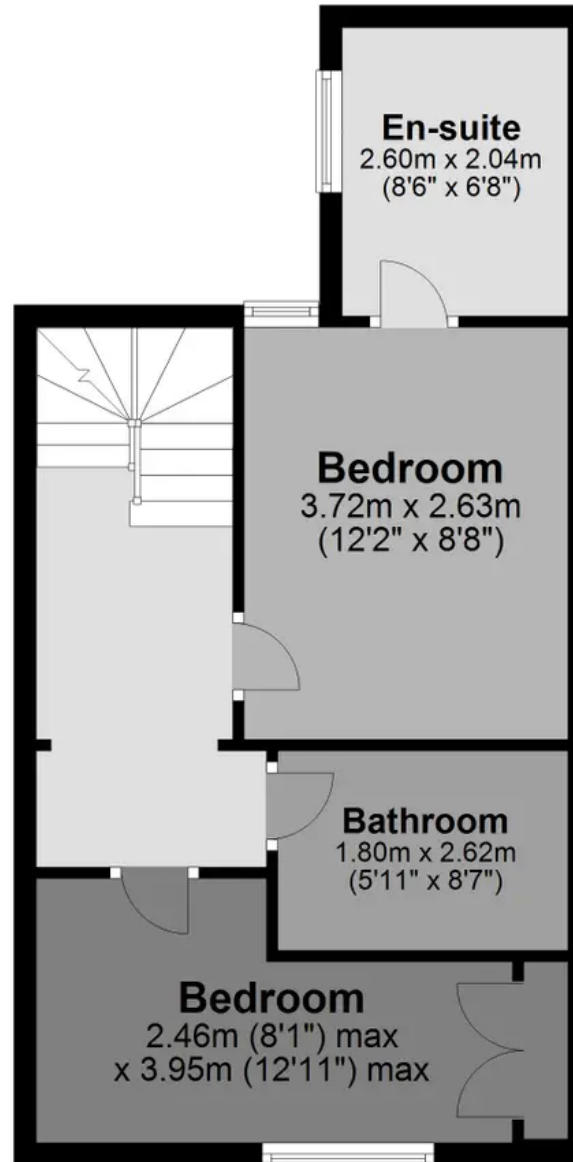
## Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



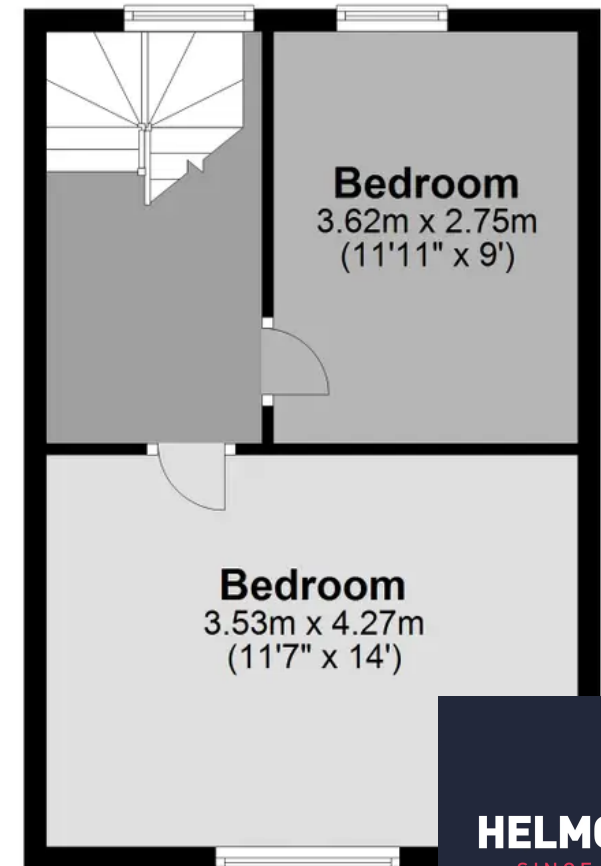
## First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



## Second Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 116.7 sq. metres (1255.7 sq. feet)

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