



32 Dean Street, Crediton, EX17 3EW

Guide Price £150,000

**HELMORES**  
SINCE 1699

# 32 Dean Street

Crediton

- A Pretty Grade II Listed Cottage
- Near Parish Church, yet away from main road
- Master bedroom & linked 2nd bedroom/study
- Modern upstairs bathroom
- Lounge diner & kitchen
- Mains gas central heating
- Shared rear courtyard
- Being sold with no onward chain

This pretty Grade II Listed Cottage is found on one of Crediton's oldest road, in a level & central position, close to the beautiful Parish Church, yet tucked away from any main roads. The cottage is being sold with the benefit of no onward chain.

The accommodation is well presented & ready to be moved into, it includes a lounge diner with a kitchen to the rear, with two bedrooms & a modern bathroom upstairs. The 2nd bedroom is linked to the spacious master and would make a great nursery, study or dressing room to fit the next owners requirements. There is mains gas central heating throughout too.





The rear door from the kitchen accesses the communal courtyard, with spaces for some pot plants & bins/recycling boxes, there is a handy gated alley which gives access back onto Dean Street. On street parking can be found on Cockles Rise, Bowden Hill or Park Street, all just a 2 minute walk away.

Please see the floorplan for room sizes.

Current Council Tax: B - £1,699pa)

Utilities: Mains gas, electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: Grade II Listed

Tenure: Freehold



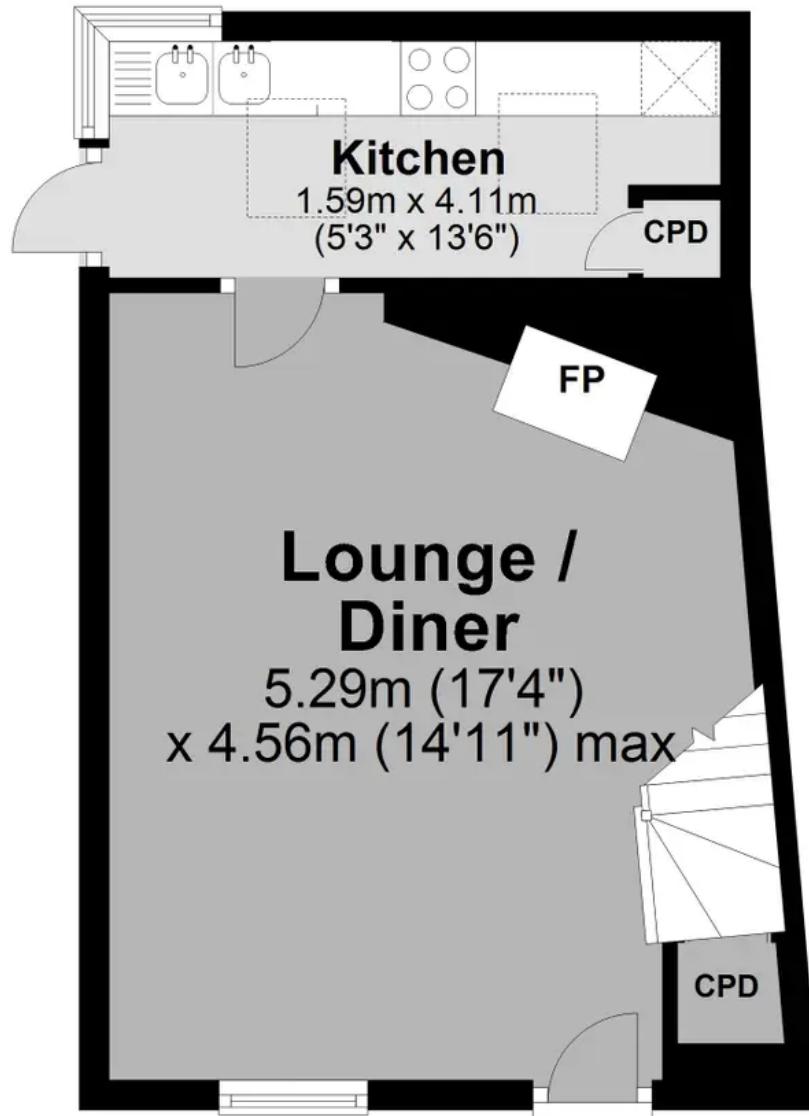
CREDITON is an old Mid Devon market town with a wealth of history, being situated just 7.5 miles north-west of the Cathedral City of Exeter with the M5 motorway some 3 miles further on. The town is surrounded by unspoilt farmland in an area of great natural beauty. There is a regular daily bus service 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 Morrisons and a large Tesco superstore/petrol filling station.

DIRECTIONS: Dean Street is found directly opposite Crediton Parish Church & No.32 is found along on your right, marked by a Helmores Board.

What3Words: ///driveways.tickles.anyone



## Ground Floor



## First Floor



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## Helmores

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