



124 Butt Parks, Crediton, EX17 3HA

ASKING PRICE : £195,000

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124 Butt Parks

Crediton

- Semi-detached house with no onward chain
- Three bedrooms & white suite bathroom
- Living room, kitchen diner & utility room
- Gardens to front & rear
- Gas central heating & double glazing

This brick-built semi-detached house is found in a handy area for primary and secondary schools and offers a great opportunity to buy at a reasonable level and add value with improvements over time.

There are three good useable bedrooms, served by a white suite family bathroom. Downstairs there is a living room, kitchen diner and a utility room. There is mains gas central heating and double-glazed doors and windows throughout.



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The main garden (16.5m x 7m) is to the rear and is a blank canvass to create a nice space to enjoy, the front garden sets it back from the road, with some neighbouring properties creating a level area for off-road parking (subject to permissions). There is also on-road parking & a little car park just 50-100m away too.

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: No

Tenure: Freehold

EPC: D



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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.

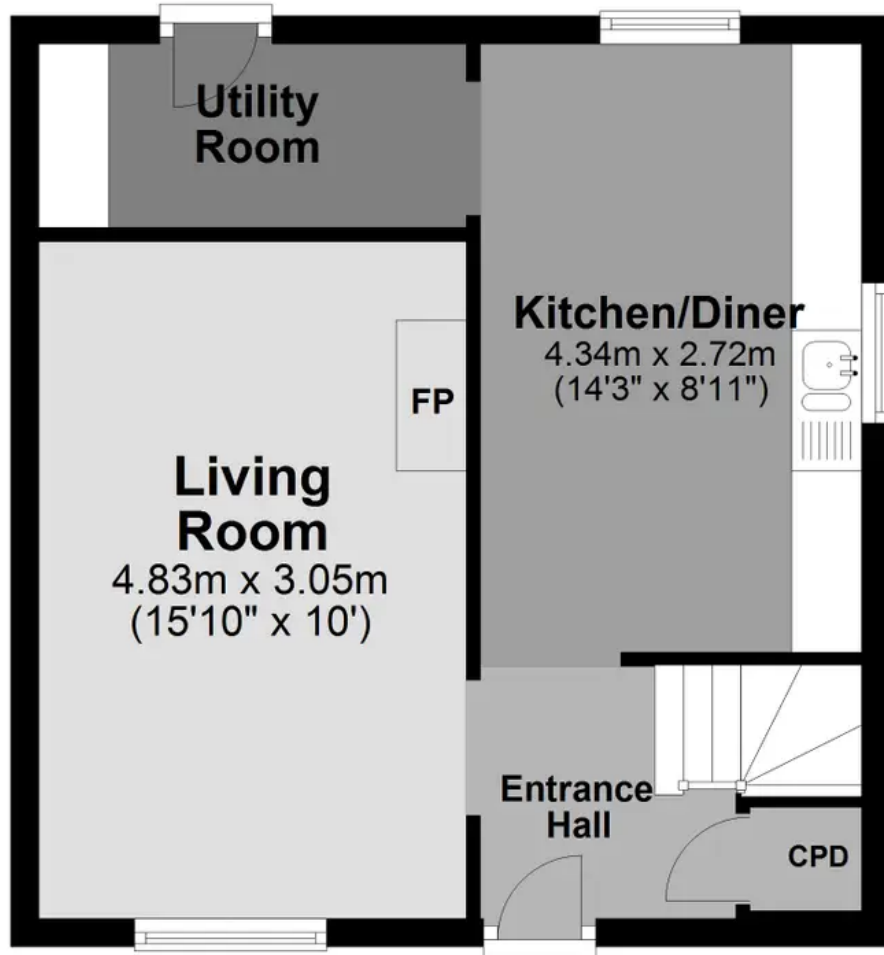
DIRECTIONS: For Sat-Nav use EX17 3HA, the house will be marked by a Helmores Board.

What3Words: [///sediment.seaside.chap](#)



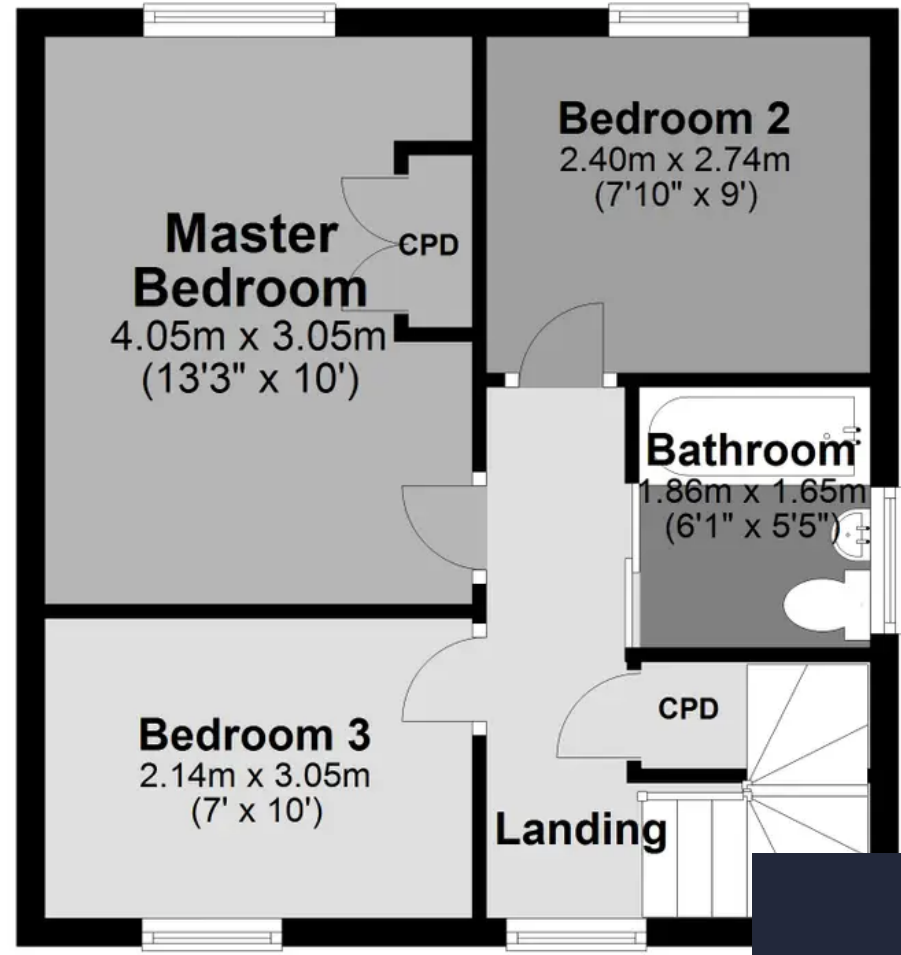
Ground Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.8 sq. feet)



Total area: approx. 73.7 sq. metres (793.0 sq. feet)

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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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