



## Kitty Cottage, 7 Lanscore, Crediton, EX17 3LW

Guide Price £180,000

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# Kitty Cottage, 7 Lanscore

Crediton

- 3 bedroom terraced cottage
- Favoured Lanscore location
- Ideal for schools and town
- South facing courtyard garden
- First floor bathroom
- Open plan ground floor
- Utility room and outbuilding
- No chain

Lanscore is an ever-popular area of the town. It's a collection of characterful residential properties towards the western end of the town and just a short walk from primary and secondary schools, the town centre and public transport (bus stop is 1 minute away). Although it's a convenient location, it's off the High Street and there are countryside walks accessible within seconds.



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The property itself is a terraced cottage which is being offered for sale with no onward chain. The ground floor is open plan with the main room offering kitchen/living space and across the back runs a useful rear utility room with space for appliances. On the first floor, the footprint is bigger as it runs over a side passageway (owned by No.7 so no flying freehold) and therefore has 3 bedrooms and the bathroom. There is gas central heating and uPVC double glazing too.

Outside, there is a courtyard garden (approx. 9m x 6m) which is south facing and there's a useful outbuilding too – ideal for bikes etc. It's worth noting that the courtyard garden is owned by No 7 but the neighbour has access onto it to reach their shed of which they own the land it sits on.

Please see the floorplan for room sizes.

Council Tax: A (Mid Devon 2023/24 £1586.64)

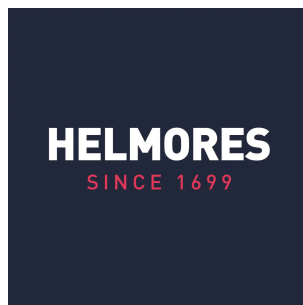
Utilities: Mains water, electric, gas, telephone & broadband (up to 67mb)

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Tenure: Freehold



DIRECTIONS : From the High Street, head west towards The Green and at the traffic lights, bear left into Lanscore and No.7 will be found on the left (before the turning to Threshers).

what3words: [///velocity.gratitude.suitable](https://www.what3words.com/velocity-gratitude-suitable)

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.



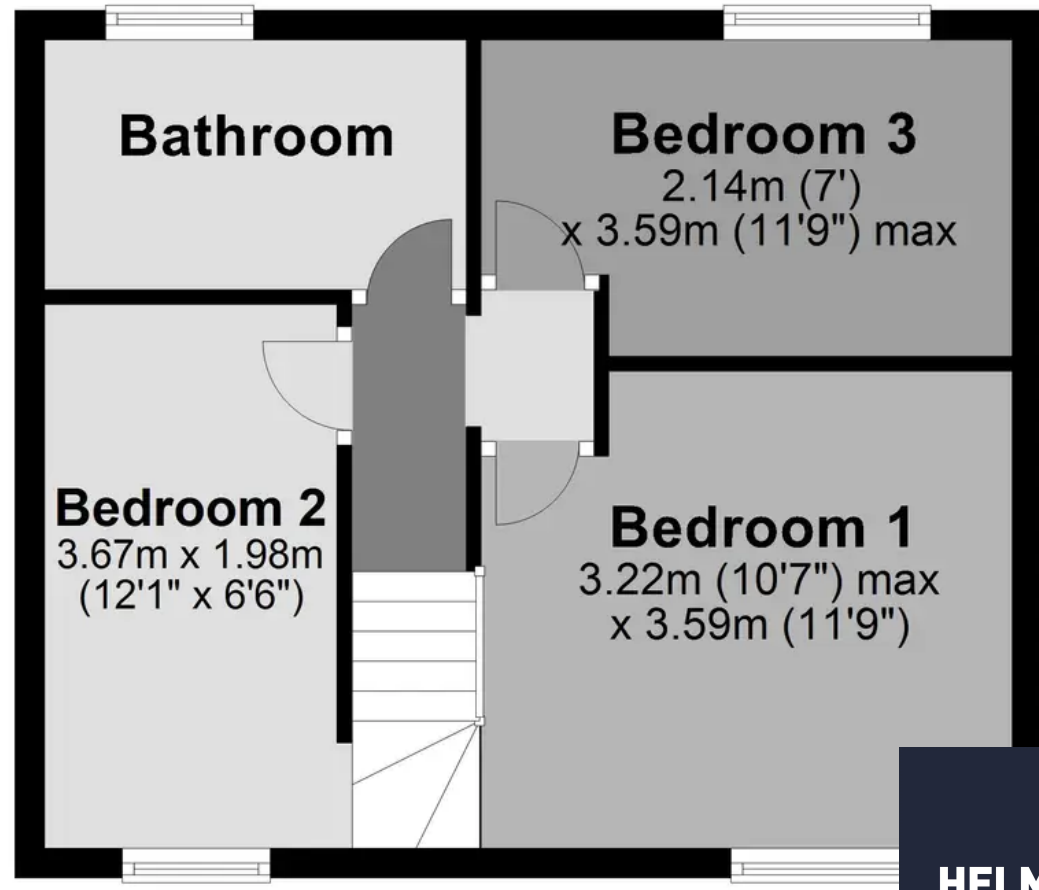
## Ground Floor

Approx. 26.1 sq. metres (280.8 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 61.8 sq. metres (665.2 sq. feet)

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