



53 East Street, Crediton, EX17 3BA

Offers Over **£145,000**

HELMORES
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53 East Street

Crediton

- 2 Bedrooms
- Living / dining room
- Kitchen plus utility room
- 2 outside stores (large and small)
- Gas central heating and double glazing
- Rear pedestrian access
- No onward chain

East Street is well positioned at the end of Crediton's bustling High Street and ideal for schools, supermarkets and public transport. It's in one of the oldest parts of town so the properties here tend to have plenty of character as they've been altered over the years. This particular property is mid-terraced and isn't listed, there's mains gas central heating and uPVC double glazing meaning lower running costs.

The house is larger on the ground floor, as many of these properties are. There is initially an entrance vestibule so you're not walking straight into the main living space directly from the street (ideal for those with younger children or pets).





The living/dining room is a flexible space and to the rear is the kitchen which although an irregular shape, works well. There's a rear porch/utility with plumbing for the washing machine and the back door, and on again is the bathroom. Upstairs are the 2 bedrooms. There is no garden with this property but there are two brick stores (see floorplan) which provide convenient bike/bin stores and the larger one has potential to be a home office or hobby space. Together with the pedestrian right of way over the side alley and courtyards, these are really useful and can be accessed without going through the house.

Please see the floorplan for room sizes.

Council Tax: B (Mid Devon 2023/24 £1851.08)

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 down the town towards Exeter. After the parish church is a small parade of shops, the property will be found on the left before the road splits into East Street.

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.



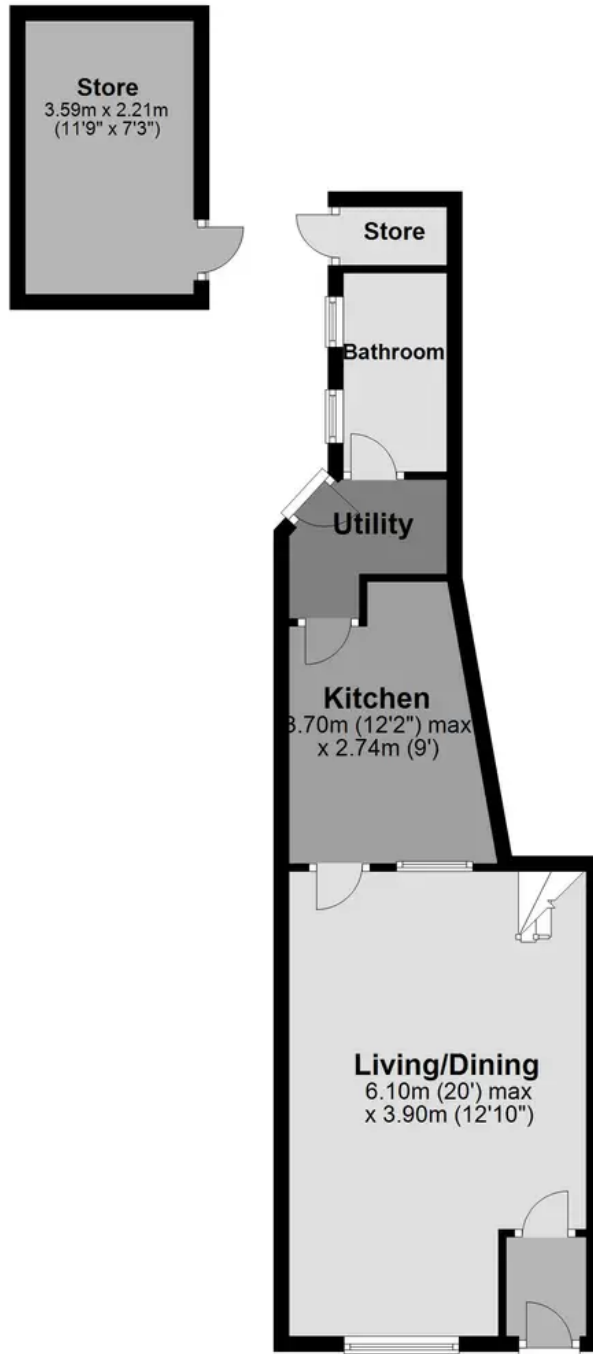
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Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring 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.



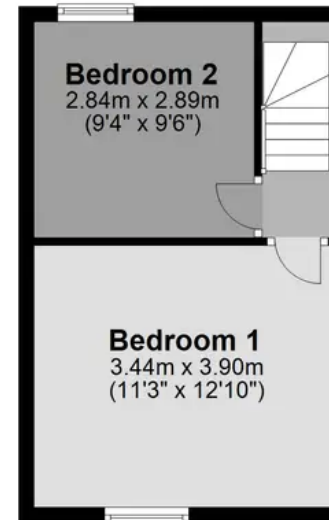
Ground Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



First Floor

Approx. 24.8 sq. metres (267.4 sq. feet)



Total area: approx. 64.0 sq. metres (689.2 sq. feet)

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