



## 8 Oxford Terrace Mill Street, Crediton

Guide Price £170,000

**HELMORES**  
SINCE 1699

## 8 Oxford Terrace Mill Street

Crediton

- Vastly Improved Terraced House
- Two bedrooms & modern upstairs bathroom (completed in 2021)
- Scope for a loft conversion
- Living room with wood-burner
- New kitchen diner in 2019
- Two areas of garden to the front
- Central location, yet tucked away from main road
- New front door & windows in 2021

Step inside and be greeted by a warm and inviting living room, complete with a cosy wood-burner. Imagine spending your evenings curled up by the fire, enjoying the comfort and ambiance it provides. The heart of this home lies in its new kitchen diner, beautifully designed and fitted in 2019 & including a oven with microwave, induction hob & extractor, dishwasher & fridge freezer, plus a handy utility area for a washing machine & tumble drier. It's the perfect place to gather with loved ones, cook up delicious meals, and create lasting memories.



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Upstairs we have two bedrooms, the master is a great size and there's also a modern bathroom (completed in 2021) with an electric shower over the bath & an electric heated towel rail. There is a sizeable loft which is boarded and has a window, neighbours have converted this into an extra bedroom, so that would be possible here too, subject to permissions.

You'll be pleased to know that this home has received some significant updates, including a new front door and front windows (in 2021), a rewire, damp proof course and freshly re-plastered & decorated all in/since 2019. These improvements not only enhance the property's aesthetic appeal but also contribute to energy efficiency and a quieter indoor environment.

Outside, you'll find two level areas of garden to the front. They provide a charming space for outdoor relaxation, gardening, or simply enjoying the fresh air. The first area (8m x 2.5m) is just across from the front door and is largely paved, adding a fence would enclose this space. Further up a footpath is an enclosed, again level garden (7m x 4m) with an area of lawn, paving & a substantial garden shed. Despite its central location, this property is tucked away from the main road.

Don't miss out on the opportunity to make this wonderful terraced house your own. Contact us today to arrange a viewing.

Please see the floorplan for room sizes.

Current Council Tax: A (£1,586pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Wood-burning stove

Listed: No

Tenure: Freehold

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.

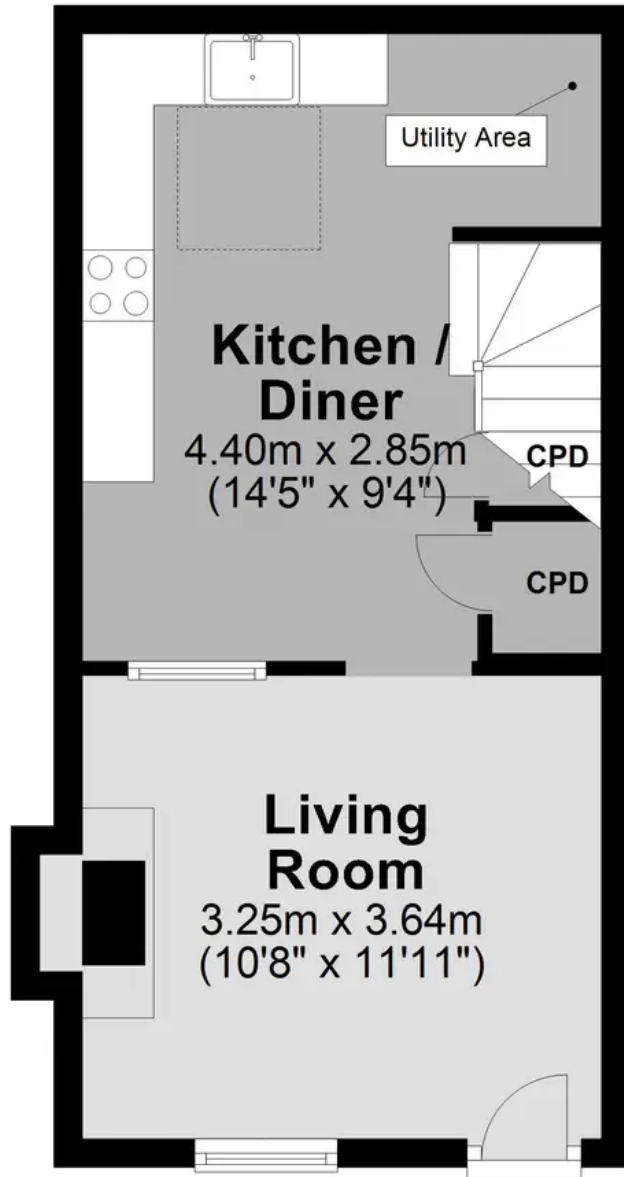
DIRECTIONS: For Sat-Nav use EX17 1HD, Oxford Terrace has pedestrian access only lies directly off Mill Street.

What3Words: ///spare.nibbles.blockage



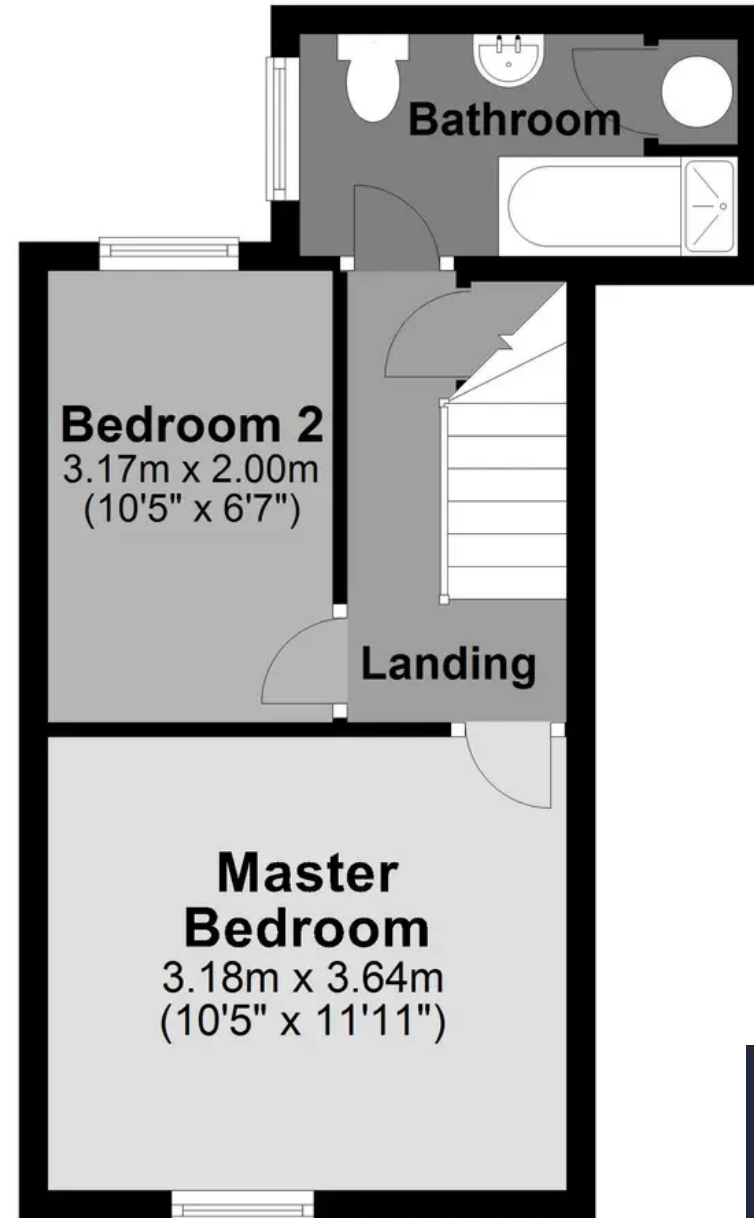
## Ground Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



Total area: approx. 56.6 sq. metres (608.8 sq. feet)



## Helmores

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