



Atlantis, 28 Town Park, Crediton EX17 3JN

Guide Price £299,950

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Atlantis, 28 Town Park

Crediton

- Large semi-detached town property
- 4 or 5 bedrooms
- Nearly 2000 sqft over 2 floors
- In need of modernising
- Large garden to rear
- Ideal for the towns' amenities
- Gas central heating
- No onward chain

Even those people who are familiar with Crediton may not be able to instantly place this property but for a few it maybe more obvious. Located on Town Park, it's in an elevated position looking out over the towns' rooftops, and in an easily accessible position for schools and the High Street, in fact, a cut down on foot through the car park and Silbury Place and you're in the heart of the town centre. The house is a semi-detached red brick property that has been extended since it was first built and now offers large 5 bedroom accommodation and just under a whopping 2000 sqft of floor area.



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There's huge potential here as the house does require updating but the space is on offer. With some minor changes, the house could be used as a house and annexe or be used as one. There's a front garden with potential to create parking (stp) and a large rear garden which is south facing. The property has mains gas central heating and upvc double glazing.

Currently, the property has 2 reception rooms on the ground floor with a central kitchen and 2 bedrooms but of course, the rooms could be used for any purpose. On the first floor is a large living room with patio doors opening onto the rear garden and some lovely views. There's a further 3 bedrooms on the floor and a bathroom to both ground and first floors giving flexibility.

The rear south facing garden is a good size and it slopes up into the hillside. The garden is fenced. At the front, a pathway leads up to the front door and this is also access to the front door of the neighbouring property. It maybe possible to create off-road parking but provision would need to be made for access to the neighbouring house.

Agents' note: A fence is going to be erected at the front to define the garden boundaries of the adjoining property.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2023/24 – £2115.53



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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

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 3JN and the What3Words address is [///thickened.bookings.snack](https://www.what3words.com////thickened.bookings.snack)

but if you want the traditional directions, please read on.

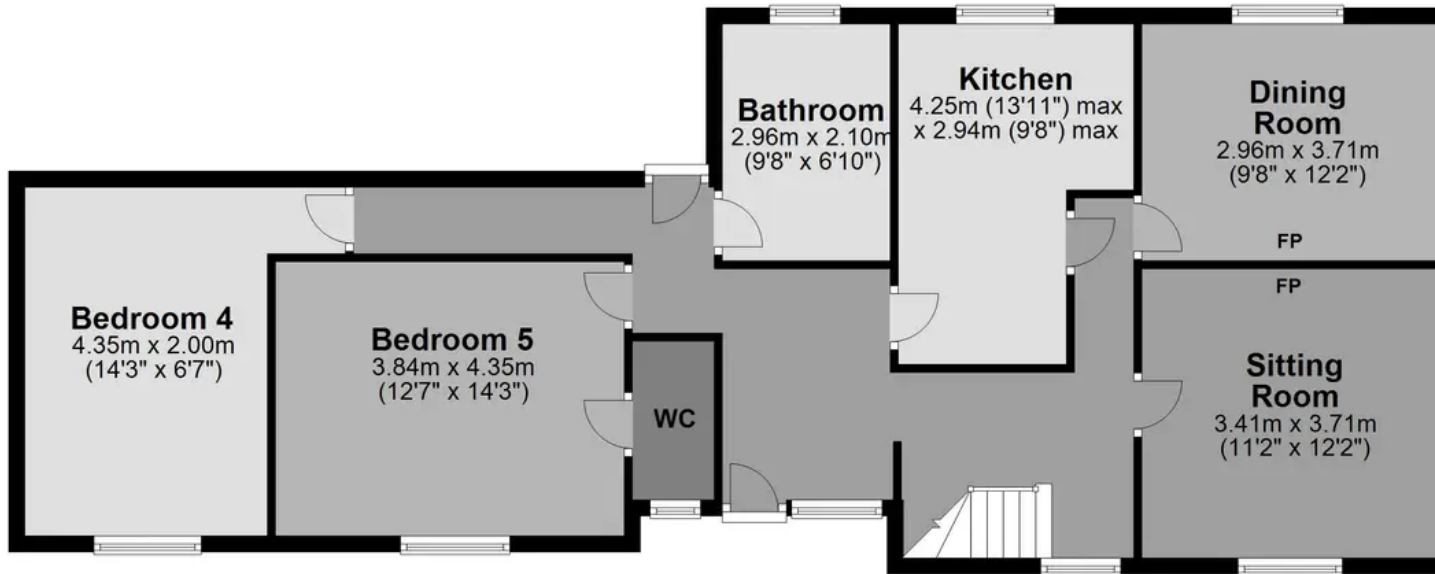
From the High Street, turn into St Saviours Way and head to the top of the hill, turn left into Town Park and the property will be found on your right.

For viewings – please park along Town Park or in the car park (please don’t forget your ticket)



Ground Floor

Approx. 95.2 sq. metres (1025.0 sq. feet)



First Floor

Approx. 85.9 sq. metres (924.9 sq. feet)



Total area: approx. 181.1 sq. metres (1949.9 sq. feet)



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