



## 8 Butt Parks, Crediton EX17 3HE

Guide Price £235,000

**HELMORES**  
SINCE 1699

# 8 Butt Parks

Crediton

- Extended End-Terrace House
- Accommodation is now 25% larger – Reaching 1,015sqft!
- Four bedrooms & a study
- Gated off-road parking of 7.1m (can be extended)
- Enclosed gardens to front, rear & side
- Two bath/shower rooms
- Kitchen breakfast room & lounge diner
- Mains gas central heating & uPVC double glazing
- Some beautiful views from the front
- Being sold with no onward chain

Discover a home that's ready for your personal touch at 8 Butt Parks, Crediton. This extended end-terrace house presents a canvas for transformation, with beautiful views enhancing the appeal.

While internal modernization is in order, the accommodation has been expanded by 25%, now reaching an impressive 1,015sqft! Imagine the possibilities as you make this space your own.



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This charming abode boasts four bedrooms, offering ample room for your family's needs, alongside a study that's perfect for remote work or creative pursuits. With a shower room and a double bedroom downstairs (4th bed/dining room), this home offers ground floor living for someone who struggles with stairs, or adaptable to suit numerous needs.

The kitchen breakfast room and the lounge diner provide for daily activities & unwinding, ready to be infused with your style and flair. The mains gas central heating and uPVC double glazing ensure that comfort is never compromised.

Outside, the gated off-road parking measuring 7.1m offers convenience and potential for expansion if the store is removed. The enclosed gardens to the front, rear, and side give space for outside dining, entertaining or fun spaces for children.

Don't miss out on the opportunity to craft a spacious home that truly reflects your style & there's no onward chain to worry about either!

Please see the floorplan for room sizes.



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Current Council Tax: B (£1,851pa)

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

**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.

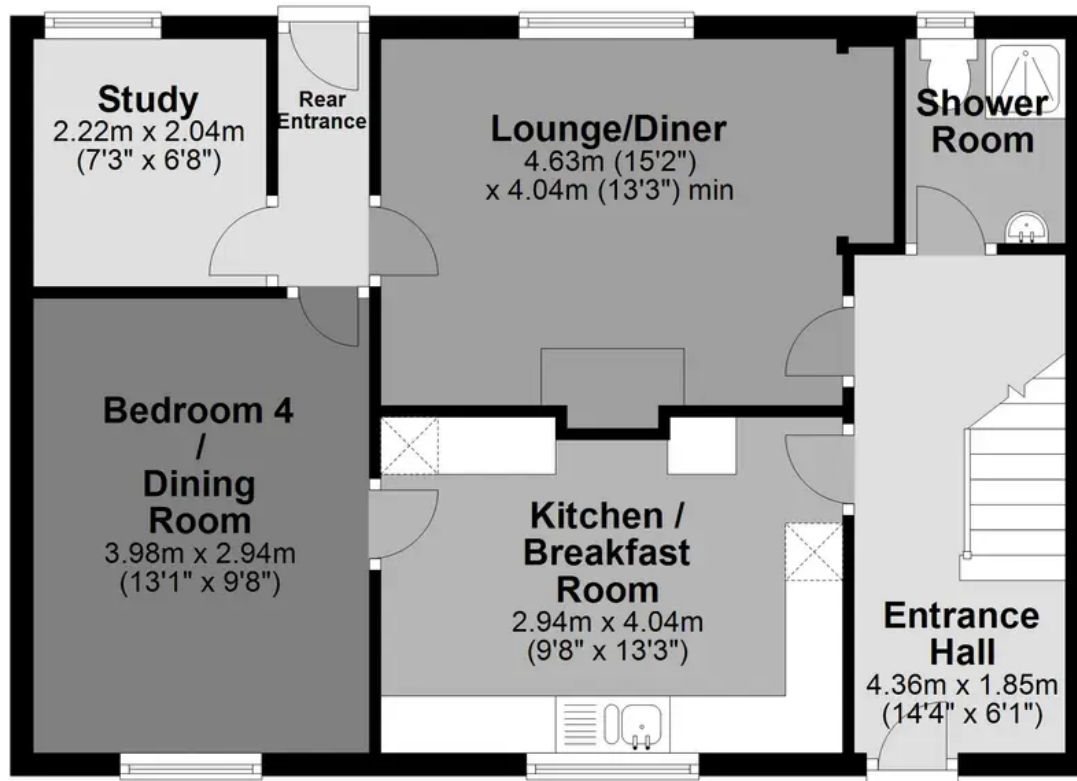
**DIRECTIONS...**

**What3Words: ///differ.founders.nibbles**



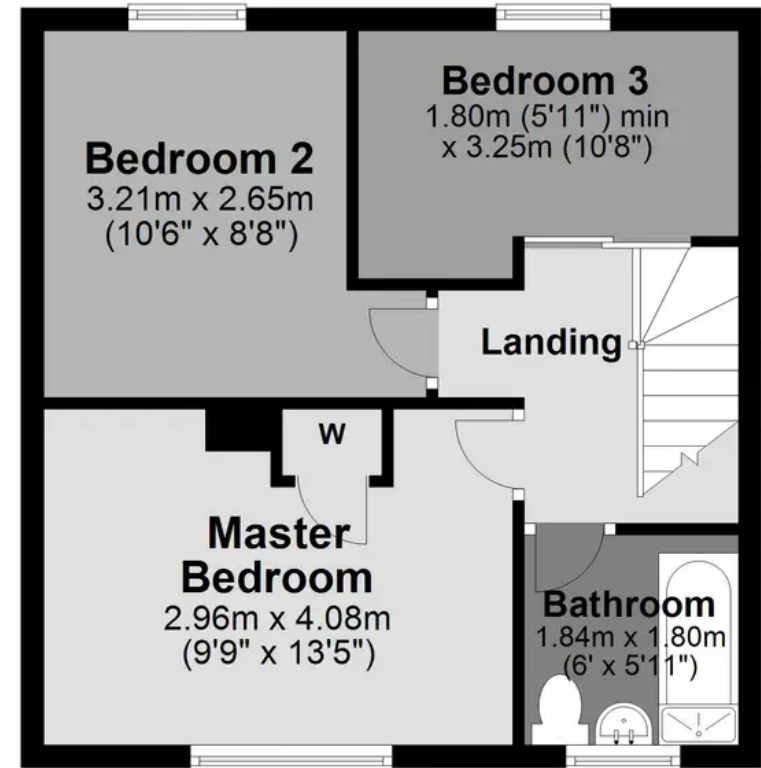
## Ground Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)



## Helmores

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