



9 North Street, Crediton EX17 2BT

Guide Price £365,000

HELMORES
SINCE 1699

9 North Street

Crediton

- Centrally located town cottage
- 4 bedrooms with master ensuite
- Plenty of character throughout
- Sympathetically updated
- Large floor area over two floors
- Garden and garage (rare for the town centre)
- No chain
- Refurbished kitchen and bathrooms

This beautifully presented town cottage has been updated by the current owner and is now a wonderful family home, located in a central town location close to the town square and the High Street so it's perfect for those wanting character and space yet with the convenience of town living. The cottage itself is Grade II listed so it retains its character and charm and the orbital property is believed to have been built in the early 18th century. Of course, these days it also has the added creature comforts with mains gas central heating throughout. The programme of improvements has been thorough with some new sections of roof, wiring, plumbing, rear elevation windows, kitchen and bathrooms all being replaced or upgraded so there's little for a new owner to do.





Upon entry from the street, it's full of character with plenty of exposed timbers but it's surprisingly light with the use of neutral colours to create a welcoming first reception room which could be used as a sitting room or study. An opening takes you to the living/dining room which is zoned but fairly open, allowing a social space to enjoy meals and entertain. The kitchen is at the rear and has been refurbished and provides a clean, modern kitchen with plenty of storage and working space. There's a large utility room, ideal for outdoor coats and shoes and this has a door to the rear garden.

From the initial reception room, stairs lead to the first part of the first floor with 3 good sized bedrooms and a newly fitted bathroom. From the rear of the house, a second staircase rises to allow separate access to the master suite, a light bedroom with its own en-suite. It's worth noting that although these rooms can all be accessed independently, there is an interconnecting door from the master bedroom to rest of the first floor, perfect for families with children (just in case fast access is required while maintaining privacy!).

Outside, there's on street parking available nearby but this cottage has an extra string to its bow. Just opposite is a collection of garages, with this cottage owning one of them. This provides superb storage/parking and is unusual for a property of this type in such a central and convenient location. To the rear of the house is a garden (approx. 12m x 6.5m) with a lower tier and steps up to the main garden which was created with low maintenance in mind, it could however be transformed into an oasis at the rear should someone be minded to.



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: Yes Grade II

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 2BT and the What3Words address is [///attention.studio.strain](https://www.what3words.com/attention.studio.strain)

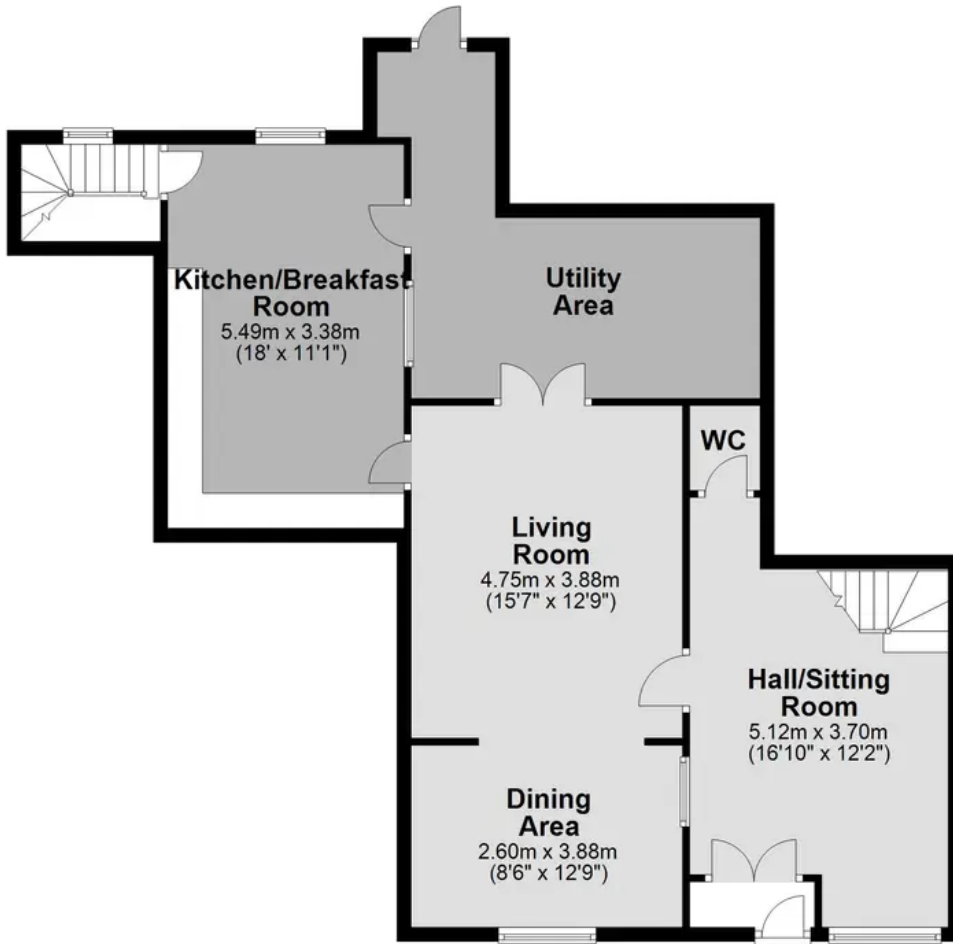
but if you want the traditional directions, please read on.

From the High Street, turn left into North Street and the house will be found on the right hand side about half way down before reaching the square.



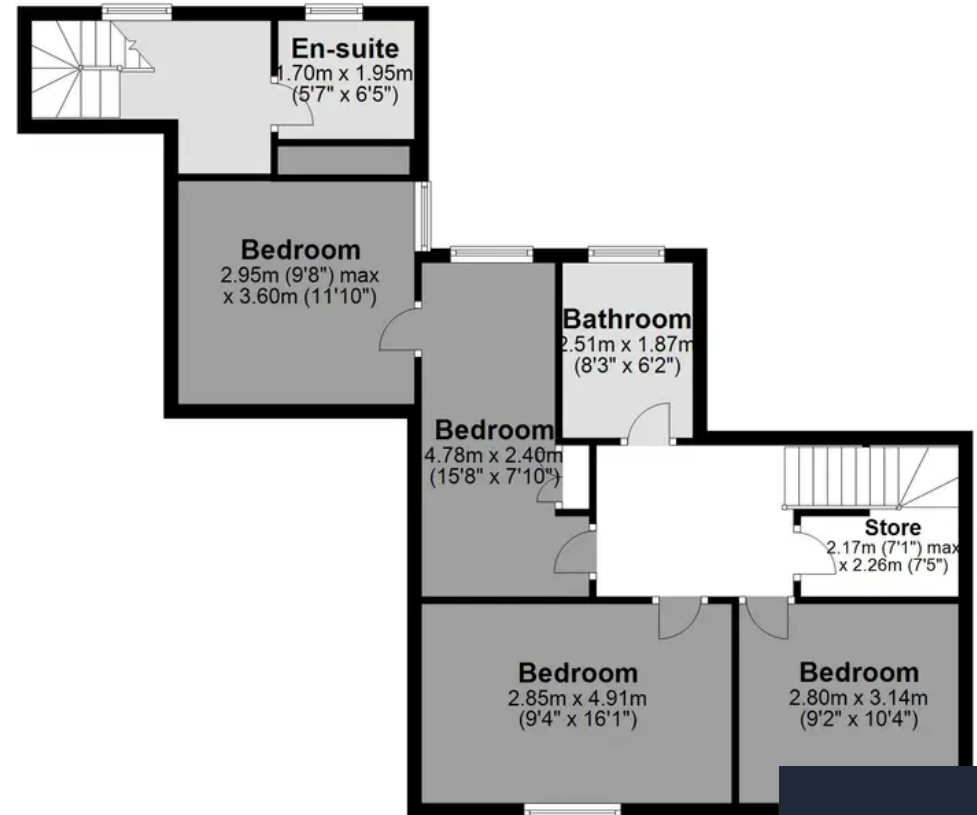
Ground Floor

Approx. 89.8 sq. metres (966.9 sq. feet)



First Floor

Approx. 76.8 sq. metres (826.7 sq. feet)



Total area: approx. 166.6 sq. metres (1793.6 sq. feet)

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