



The Lilac, Threshers, Crediton, EX17 3NW

Guide Price £215,000

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The Lilac, Threshers

Crediton

- Modern semi-detached house
- Popular location in the town
- 2 beds over 3 floors
- Master ensuite and ground floor WC
- Open plan kitchen / living room
- Courtyard at rear
- Off-road parking
- No chain

Built approximately 10 years ago, this 2 bedroom semi-detached house is just one of two and occupied an enviable position at the upper end of Threshers with excellent access to the town, schools and public transport. The house is offered with no onward chain and will as expected, has modern insulation, mains gas central heating and uPVC double glazing throughout. It's presented in neutral colours and ready for someone to make it home.



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The layout is spacious with a main open plan ground floor room running front to back with ample kitchen space and double doors opening onto the courtyard at the rear. There's an entrance hall and ground floor WC too. The stairs lead to the first floor with a master bedroom with ensuite bathroom plus the family bathroom. It is worth noting that it maybe possible to reconfigure this floor and make the ensuite into the main bathroom and change the bathroom into a 3rd bedroom. A second flight of stairs rise to the second floor with a double bedroom with velux window and storage.

At the rear of the house is an enclosed gravelled courtyard accessed from the main living space, it's approx. 4.7m x 2.3m and level. Beyond this is an off-road parking space (no large or commercial vehicles) and an allocated bin store area.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2023/24 - £1851.08

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas central heating

Listed: No

Tenure: Freehold



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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 3NW and the What3Words address is [///funded.workbook.baked](https://www.what3words.com////funded.workbook.baked)

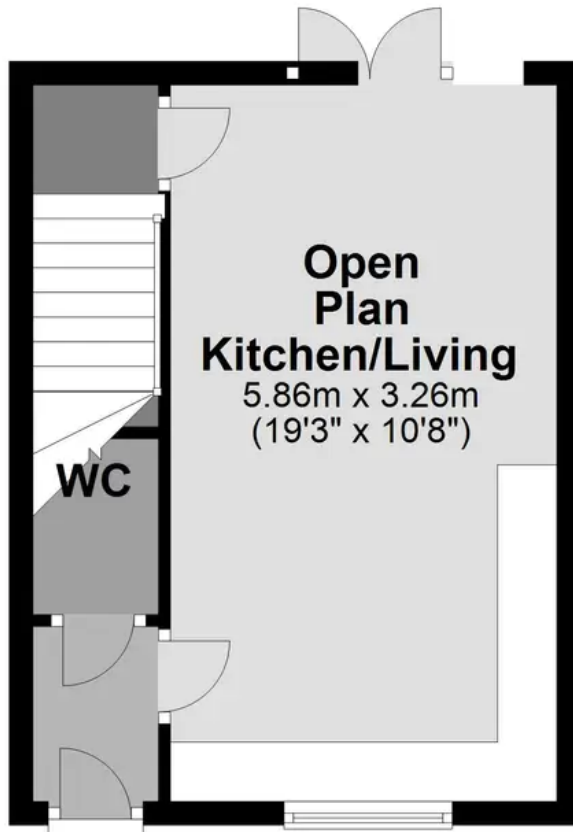
but if you want the traditional directions, please read on.

From our High Street offices, head towards The Green and take the left at the traffic lights into Lanscore. After approx. 50m, bear right into Threshers and continue for approx. 150m and the property will be found on the right hand side.



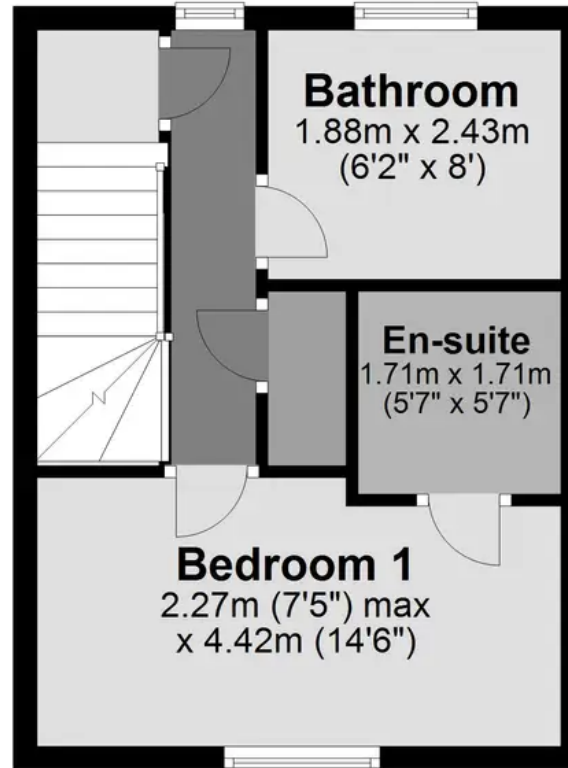
Ground Floor

Approx. 26.1 sq. metres (281.1 sq. feet)



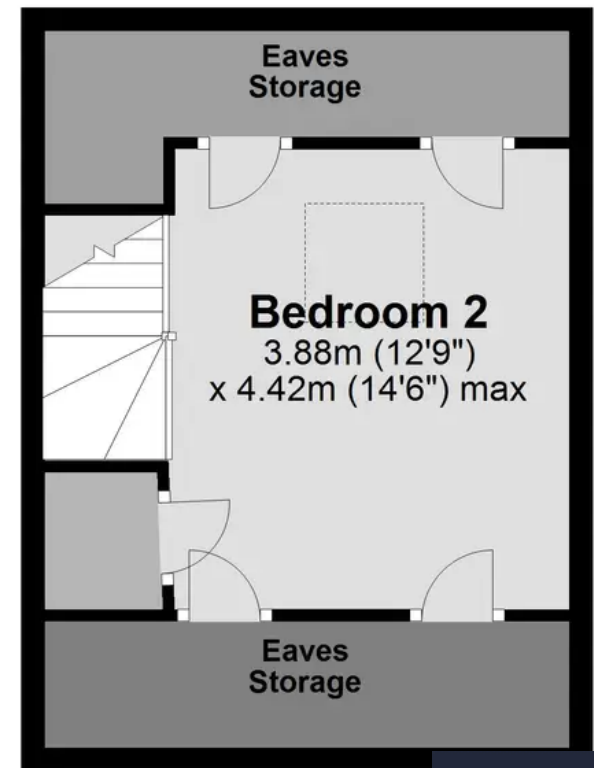
First Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Second Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 79.5 sq. metres (856.2 sq. feet)



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.