



20 Exeter Road, Crediton EX17 3BL

Offers Over **£125,000**

HELMORES
SINCE 1699

20 Exeter Road

Crediton, EX17 3BL

- 2 bedroom town cottage
- Full of character
- In need of updating
- Living room with fireplace
- Kitchen and rear dining room
- First floor bathroom
- Secure rear garden with countryside views
- Close to bus and rail route
- No chain

Located on Exeter Road, the cottage is one of a row of thatched properties, all of which are listed as historically important buildings. They are all thatched and of brick construction. It's a great location for access to bus and rail routes, both of which are a short walk away and the town centre isn't far either.



HELMORES
SINCE 1699



The house is being offered for sale following a tenancy and although it needs some work, it's a great house and at a great price. There's mains gas central heating and secondary glazing to the front elevation windows. The living room has a lovely fireplace and panelling and there's a kitchen with a dining room extension to the rear offering further space and flexibility for a study/utility. On the first floor are two bedrooms and a bathroom.

At the rear is a garden (overall approx. 11m x 5m) with patio, lawn and some lovely views out onto the surrounding countryside. There is no parking with the cottage but parking is freely available in Station Road and the free car park is also close (just beyond the station).

In summary, here's a characterful, historic cottage, in a town location, with a garden and it does need some work but at this price, this is to be expected.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2023/24 - £1586.64

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



HELMORES
SINCE 1699

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 3BL and the What3Words address is [///deeper.refilled.cake](https://www.what3words.com////deeper.refilled.cake)

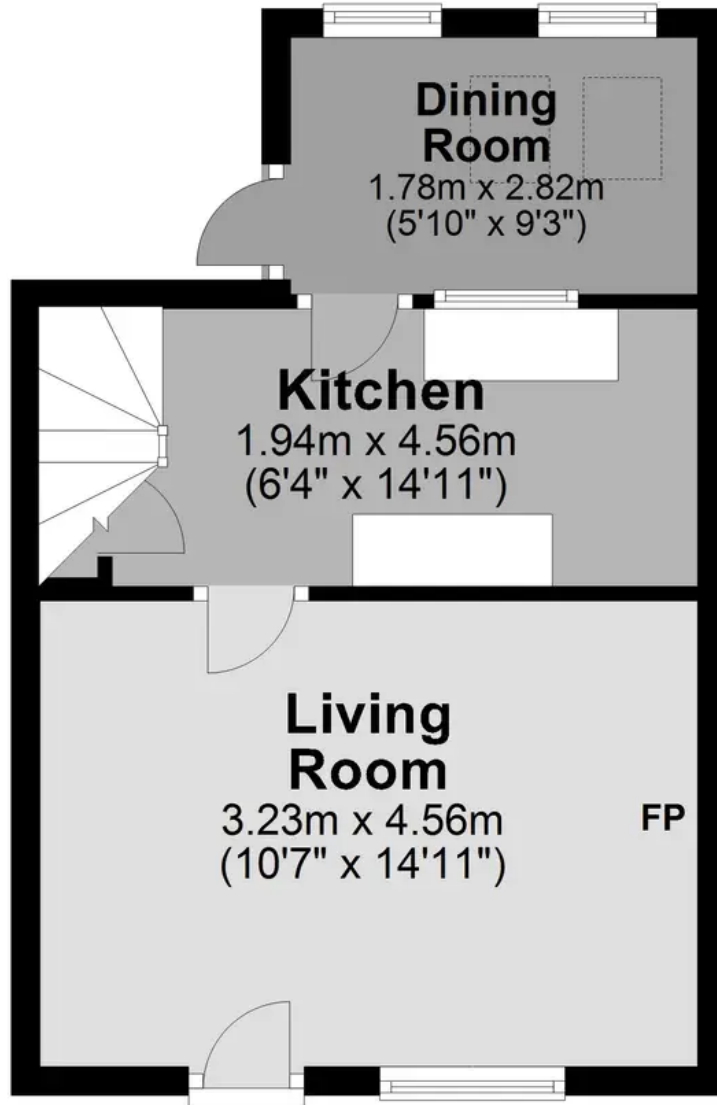
but if you want the traditional directions, please read on.

From Crediton High Street head towards Exeter and the property will be found on the left hand side of Exeter Road before reaching the Shell garage. For viewings, please allow time to park and walk to the property as there is no off-road parking with it. Easiest parking is in Station Road or the car park by the railway line.



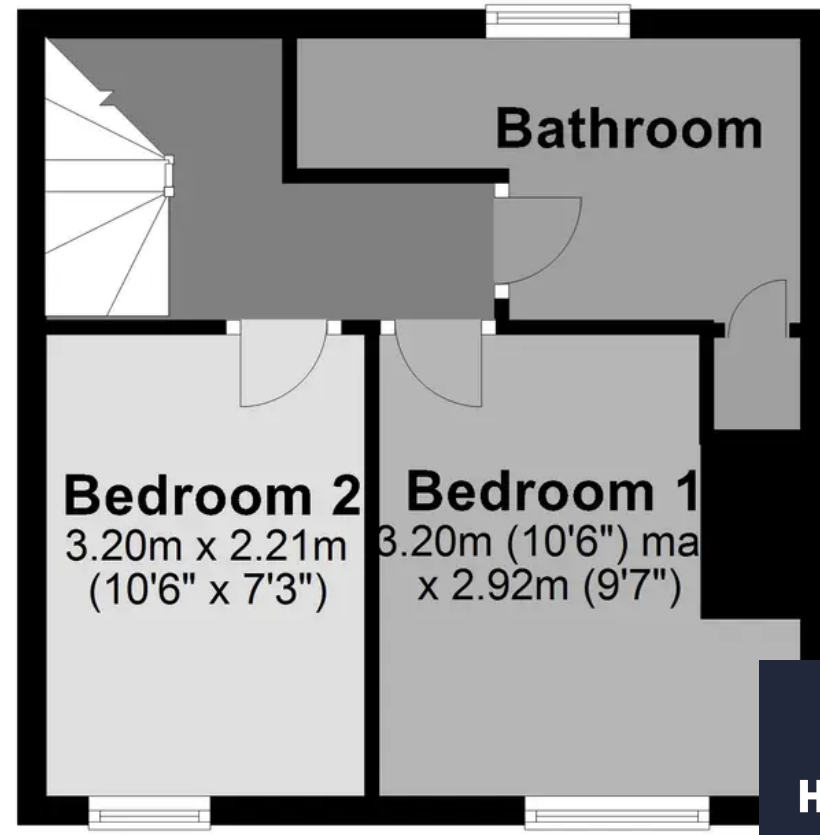
Ground Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.4 sq. feet)



Total area: approx. 56.7 sq. metres (610.8 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

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.