



56 Exhibition Road, Crediton EX 17 1BY

Guide Price **£230,000**

HELMORES
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56 Exhibition Road

Crediton, Crediton

- 3 or 4 bedroom family home
- Popular town location
- Remodelled and modernised throughout
- Living room, kitchen and conservatory
- Rewired and recent boiler
- South facing garden
- Excellent rural walks nearby
- Garage and off-road parking for 3 vehicles

On the eastern edge of the town and with footpaths to countryside walks just seconds away, the Willow Walk area of town has been a family destination for years. It's a safe and friendly area with easy links to the town, schools and supermarkets plus the leisure centre and miles of walks are right on the doorstep. The houses on Exhibition Road have good sized front gardens which set them back from the road and then access to the parking and garages is in behind.

This property has undergone a full renovation in the past 2/3 years and now gives a new owner the opportunity to move into a "show home", knowing that as well as the superficial finishes, work has been done behind the scenes too. Rewiring, a new boiler, new kitchen and bathroom, new carpets, re-skimmed, new windows, loft insulation and boarding, it really is ready to enjoy.





The front hall opens into the living room with a media wall and built in shelving and cupboards making the most of the space available and with a feature electric fireplace. There's an understairs cupboard too. The kitchen is a great size with plenty of storage space and two ovens, ideal for those big family meals. Beyond the kitchen is a conservatory which is used as a second sitting room and a dining area. There's a very clever hidden utilities space and room for coats and shoes behind full height sliding doors. On the first floor, there's a double room, a single room and the original main bedroom has been split into either 2 bedrooms (one is a through room) or a bedroom and study area. It's worth noting that this could easily be reverted back to one larger bedroom but it currently allows for a 4th occasional bedroom or ideal for 2 younger children to use these 2 rooms. The bathroom has also been refitted with a white suite.

Outside, to the front, there's a long front garden, mainly lawned with steps down and a lower patio/pond area. At the back is a fenced off garden of approx. 5m x 5m and it is south east facing so enjoys the sun a the rear. There's a driveway (concrete drive 3rd from right) which provides parking for 3 vehicles and leads to the single garage.

Please see the floorplan for room sizes.

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

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 1BY and the What3Words address is [///grazed.absorbing.calculating](https://www.what3words.com/#!/en/@@@grazed.absorbing.calculating)

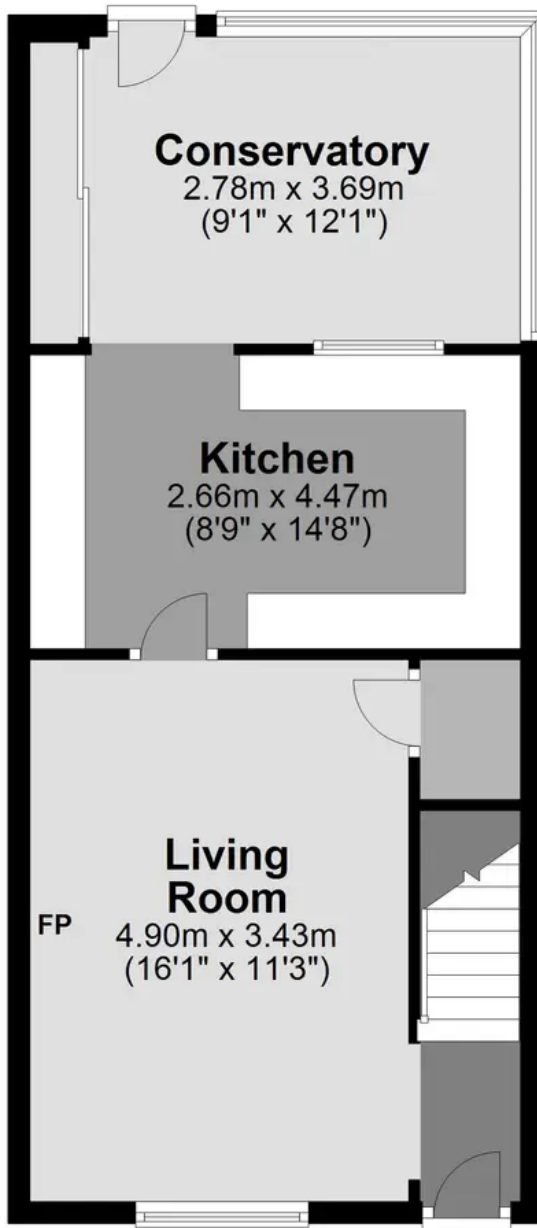
but if you want the traditional directions, please read on.

From Crediton High Street head towards Exeter and bear left after the parish church into East Street. At the end turn left into Mill Street and follow the road around and over the mini-roundabout into Exhibition Road. Go past the rugby club and the house will be found on the right before the right turn into Bramble Lane. For viewings, turn into Bramble Lane and park here. You can go to the front or rear door for viewings.



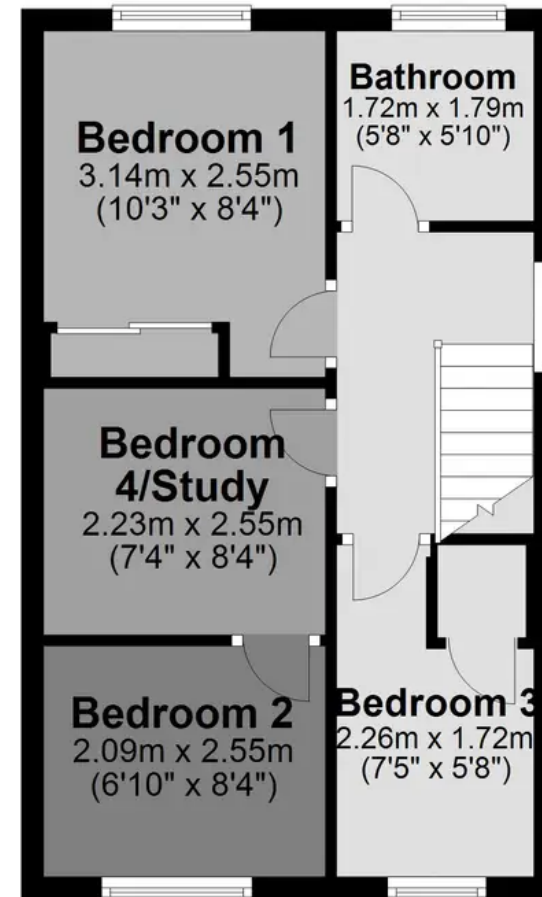
Ground Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



Total area: approx. 79.4 sq. metres (854.4 sq. feet)

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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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