



## 19 Lanscore, Crediton, EX17 3LW

Guide Price £150,000

**HELMORES**  
SINCE 1699

# 19 Landscore

Crediton

- 2 bedroom town cottage
- Popular Landscore location
- In need of light refreshment
- Living room and kitchen/breakfast room
- Ground floor bathroom
- Secure rear courtyard with outbuilding
- Excellent rural walks nearby
- On a bus route
- No chain

Landscore is a small area of the town which is just off the Main Street and The Green at the western end of Crediton. It's ideal for the High Street, schools and public transport plus there's countryside walks not far away, in particular 'Tinpot' lane which gives access to miles of footpath walks.



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The cottage is being sold with no chain and it could do with some updating internally but of course, a new owner can do what they wish! It's got mains gas central heating and double glazing. There's a living room, kitchen, rear hall and bathroom on the ground floor and 2 bedrooms on the first floor.

Outside is a courtyard garden with block raised beds opening into a seating area of approx 5m x 2.5m. There's also a garden store and an outbuilding of approx 2.6m x 2m which is an ideal store for bikes/boards or it could be utilised as a home office or hobby room.

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: 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 3LW and the What3Words address is [///rose.butternut.happy](https://www.what3words.com/rose.butternut.happy)

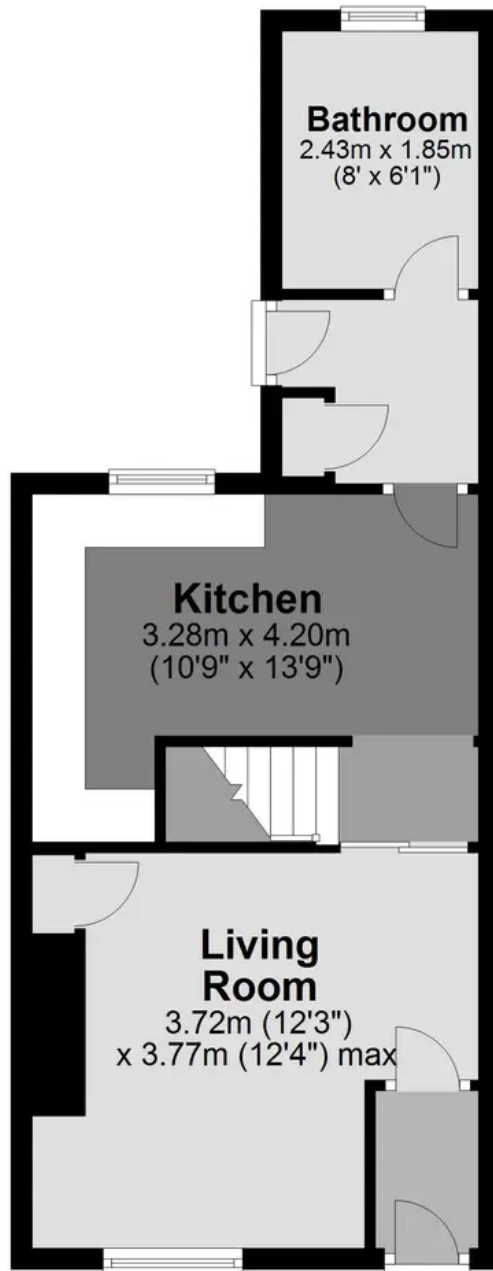
but if you want the traditional directions, please read on.

From Crediton High Street head towards The Green and bear left at the traffic lights into Landscore. As the road branches right into Threshers, the property will be on the right hand side.



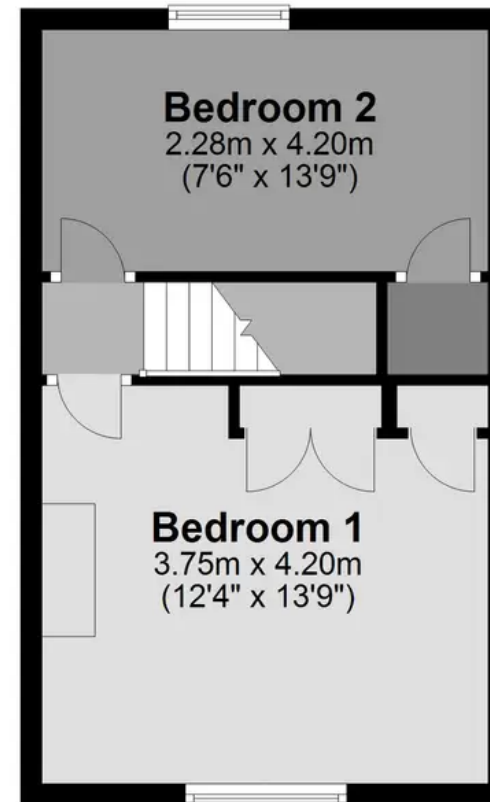
## Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



## First Floor

Approx. 29.8 sq. metres (321.1 sq. feet)



Total area: approx. 67.7 sq. metres (729.0 sq. feet)

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# Helmores

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