



23 Park Street, Crediton, EX17 3EA

Guide Price **£225,000**

HELMORES
SINCE 1699

23 Park Street

Crediton, EX17 3EA

- Fantastic 3 bedroom town cottage
- Great location within easy walk of the town
- Lovely garden to the side
- Kitchen and living/dining room
- Plenty of character
- First floor bathroom
- Large garden shed for storage
- No chain

This is one of those properties that you wouldn't really know is there unless you were looking for it! Located on one way Park Street it's brilliantly positioned - you can be right in the heart of the town within 2 minutes' walk. If you combine this with the fact that it is off the road, has a garden, is full of character and also has 3 bedrooms, you'll see why this house is going to be popular.

Built of cob and stone, the cottage probably dates back to the 15th century and has a tiled roof. With a backdrop of the hillside, it's a lovely position and the garden sits predominantly to the side of the house with patio area, lawn and planted beds. There is a fantastic, raised seating area from which to enjoy looking out over the rooftops on a summer evening. The garden is private, being elevated from the path in front.





The “front” door is actually on the back of the house, giving some extra privacy and interest. There’s a useful entrance hall with storage cupboards and then the well fitted kitchen which would have been a later addition to the original property. There is a small breakfast table in here too. The main living space is made up of a large room with areas for living room and dining space. With exposed beams and a gas stove, it’s a lovely room year round. The stairs rise up to the first floor with the 3 bedrooms and the bathroom.

There is no parking with the cottage but there is on street parking nearby on Park Street, Park Road, Union Road or various streets nearby.

Agents’ note. There is a small area of flying freehold over the neighbour on part of bedroom 3 and part of the bathroom. If you’d like to know more, please ask the agents. It is a small area and shouldn’t affect mortgage lending but buyers should be aware and make their own checks.

Please see the floorplan for room sizes.

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

Utilities: Mains electric, gas, water (metered), 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 3EA and the What3Words address is [///rave.truffles.thrusters](https://www.what3words.com////rave.truffles.thrusters)

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

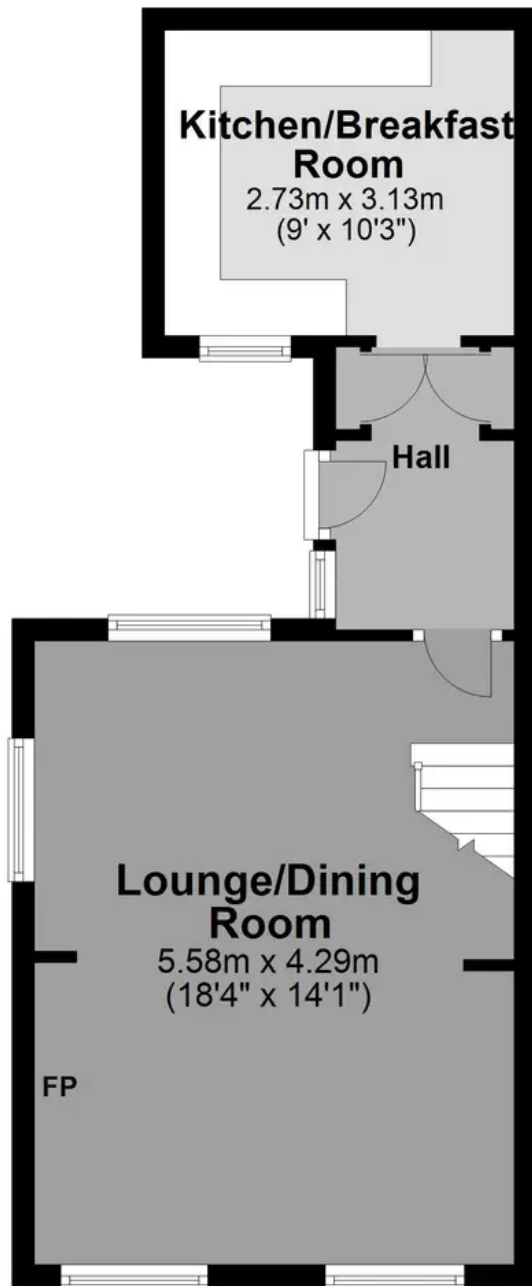
From Crediton High Street on foot: Walk up Union Terrace (the one way street that comes onto the High Street opposite North Street) and the cottage will be found on the right hand side on the raised path opposite Crownhill Terrace.

The cottage doesn’t have allocated parking but there is parking on Park Street when available. For viewings, we’d suggest parking up and walking to the cottage.



Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



Total area: approx. 71.7 sq. metres (771.9 sq. feet)

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