



**42 Barnfield, Crediton EX17 3HS**

Guide Price **£210,000**

**HELMORES**  
SINCE 1699

## 42 Barnfield

Crediton

- Spacious 3 bed town property
- Lovely rooftop views to surrounding countryside
- Large rear garden
- Needs modernisation
- Two useful brick built stores
- No chain

This property offers so much to a wide range of people looking for a spacious home with the benefit of a large garden. Located in Barnfield in an elevated position, the views over the rooftops really are superb. The property has the convenience of easy access to the town via a short walk to the steps leading down to the high street.

Passing through the front garden, you enter the property via the front door into the spacious hallway. There is a large lounge with space for a dining table, plus a gas fire (not tested) and two large windows overlooking the rear garden. There is a spacious under stairs cupboard with shelving and a downstairs WC. The good sized kitchen leads off of the hall and also has views to the garden. The stairs lead up to a landing area with two large double bedrooms and a larger than average single. All of the rooms are full of light and the main bedroom has two built in cupboards. There is a bathroom leading from the landing which would benefit from modernisation but is a good size.





The real gem of this property is the large 20m (65ft) rear garden - there is huge scope for keen gardeners to make their mark and it could easily be laid to lawn. The garden is bordered with hedging and fencing. From the back door there is a covered area to two very handy storage/utility sheds one of which has electric and plumbing. There is a shared passageway with the adjoining property that provides an access route to a gate into the rear of the property. There are no rights of way over the garden which is an added bonus for a terrace house.

There is no designated parking with this property but plenty of parking can be found on the road to the front.

Please see the floorplan for room sizes.

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

Utilities: Mains electric, gas, water (metered) & telephone

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 ///sank.bleaker.knocking

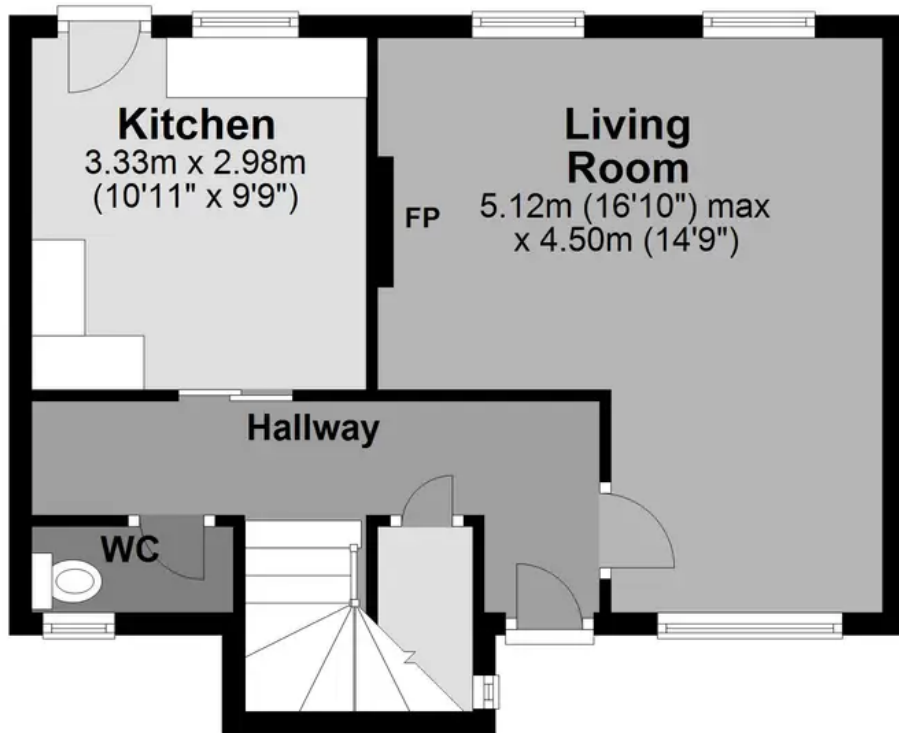
but if you would prefer the traditional directions, please read on.

Coming from the Exeter direction head towards the town and take a left turn onto Park Road, keep ahead around the right hand bend that leads onto Park Street. Turn left onto Barnfield and then take the 2nd turn on the left, number 42 will be found on the right hand side.



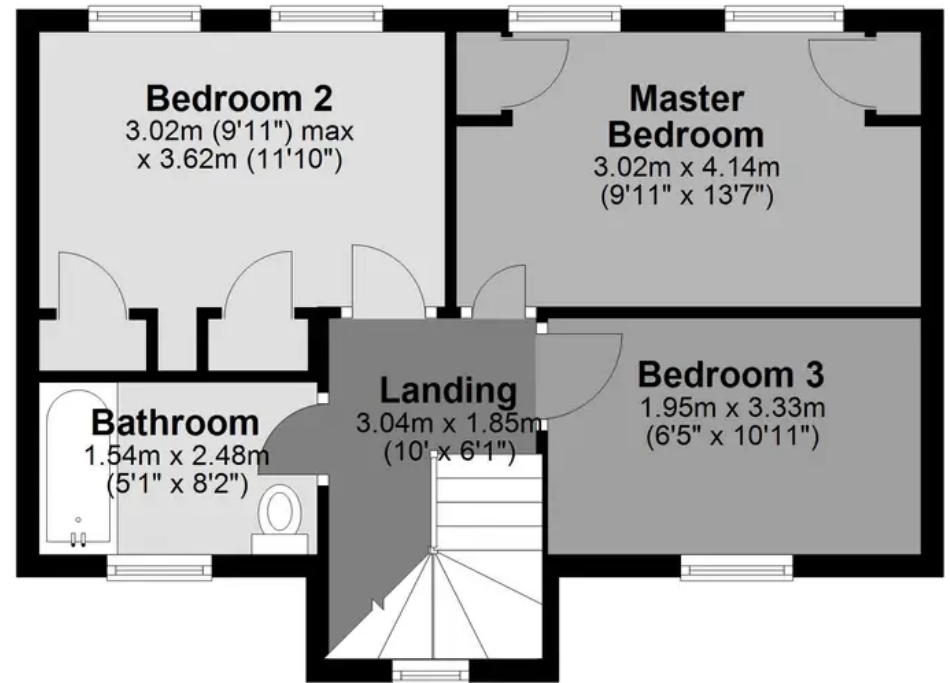
## Ground Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



## First Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 73.4 sq. metres (789.9 sq. feet)

**HELMORES**  
SINCE 1699



# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://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.