



26 Park Street, Crediton, EX17 3EA

Guide Price **£225,000**

HELMORES
SINCE 1699

26 Park Street

Crediton, EX17 3EA

- Bright and Airy 3 bed Cottage
- Very short walk to the High St
- Sunny Courtyard and private Garden
- Full of charm and character
- Upstairs Bathroom
- Gas central heating
- Well maintained
- No Chain

Park Street is the perfect location for convenience and charm. You can be in the heart of the town within a 2 minute walk and this property is set back from a one way street. This attractive stone fronted cottage built circa 1890 with a beautiful original bay stained glass window lies at the western end of Park St. Whether you're an investor looking for a solid, period town property or someone looking to live in a character home close to amenities, this one could be for you.

You enter the property from a walk way set back up away from the road into a bright hallway, there is a lounge at the front with the huge feature stained glass window.





Nestled in the middle of the house is another lounge/dining area with an open fire that is currently blocked off but could be re-instated if desired. There are a set of glass doors leading out to the courtyard and plenty of understairs storage, this room leads into the light and bright single storey kitchen with room for a table and a good amount of fitted cupboards. The nearly new ceramic hob and oven are included and there's space for a washing machine. There is well positioned gas central heated radiators throughout the property.

The cottage offers all the outside space to the rear which is south facing. The sunny courtyard leads to steps up to a higher level private garden area. The rear garden can be accessed from a door at the front of the property through a passageway to the courtyard and onto the garden beyond and there are no rights of way.

The property was re-wired in 2016 and also holds a damp proofing guarantee until April 2026.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2023/24 - £1,851.08

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

Broadband within this postcode: Superfast enabled

Drainage: Mains drainage

Heating: Mains gas central heating (Logic combi boiler installed 2016) regularly serviced

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 [///surpassed.tadpole.pass](https://www.what3words.com/surpassed.tadpole.pass)

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

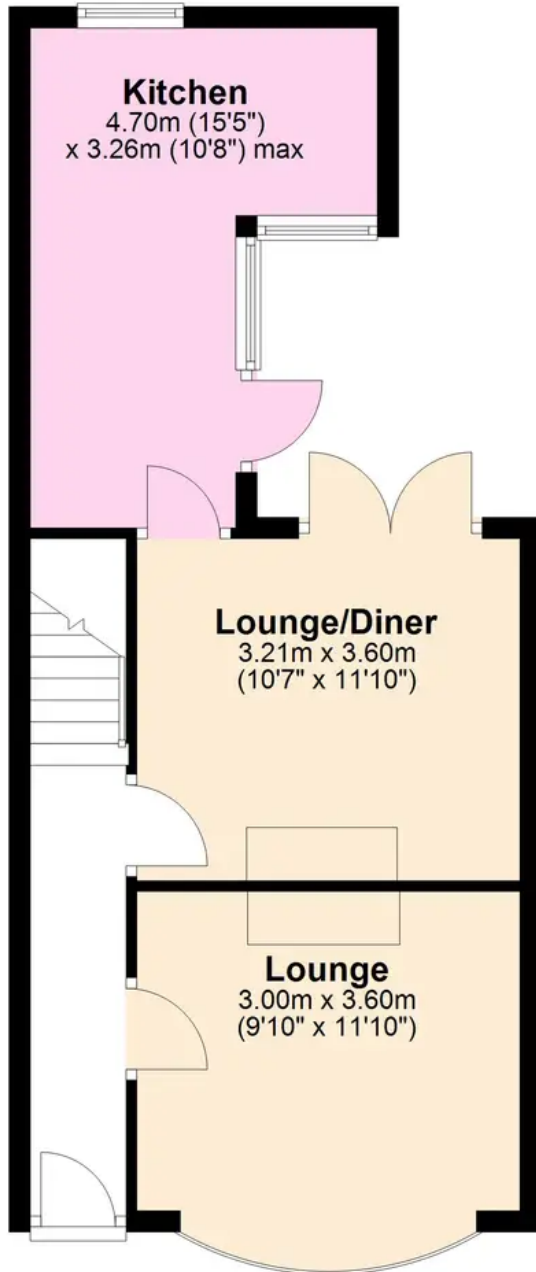
From Crediton High Street on foot: Walk up Union Terrace (the one way street that comes onto the High Street opposite North Street) and the cottage will be found on the right hand side on the raised path opposite Crownhill Terrace.

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.



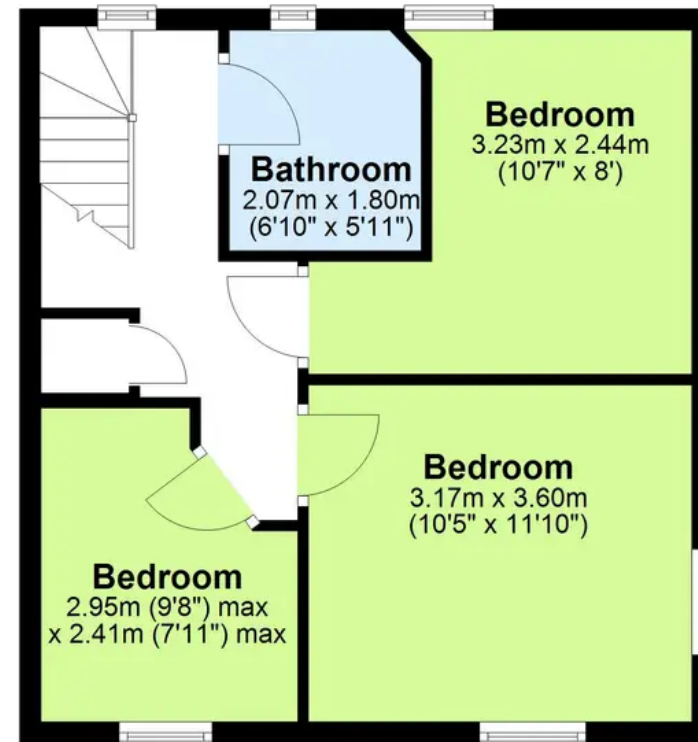
Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



Total area: approx. 80.8 sq. metres (869.2 sq. feet)



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