



11 Churchill Drive, Crediton, EX17 2DW

Offers Over £200,000

HELMORES
SINCE 1699

11 Churchill Drive

Crediton

- 3 bedroom family home
- Town location ideal for amenities
- In need of updating
- Opportunity to create a kitchen / diner
- Conservatory
- Front and rear gardens
- Rear access to garden
- No chain

An ideal town property with lots of potential. This is a 3 bedroom mid terraced family home in the town with rooftop views to the south and well located for a short walk into town, schools or public transport. The house is dated internally but offers terrific space and the potential to create something really lovely. Big south facing windows allow plenty of light and it's not on a main road either.



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Internally, the front door leads into a really good sized living/dining room - an L-shaped room with plenty of space. The kitchen is at the rear and many people would either open this up to the main room or maybe have a separate living room and a kitchen/diner across the rear, opening onto the garden. There's a conservatory too at the back. On the first floor are 3 bedrooms and a bathroom. The house has gas fired central heating and uPVC double glazing but does need cosmetic improvement.

Outside is a south facing front garden with the path leading to the front door and there's a part paved garden to the rear with a gate to a lane at the back, ideal for getting into the garden (maybe with bikes or other equipment) without having to go through the house.

The property is a really good size and with the gardens, is a great family home. Yes it needs a bit of updating but with the great location and the fact there's no chain, it's sure to attract good interest.

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 2DW and the What3Words address is [///coil.workbook.stickler](https://www.what3words.com/?q=///coil.workbook.stickler)

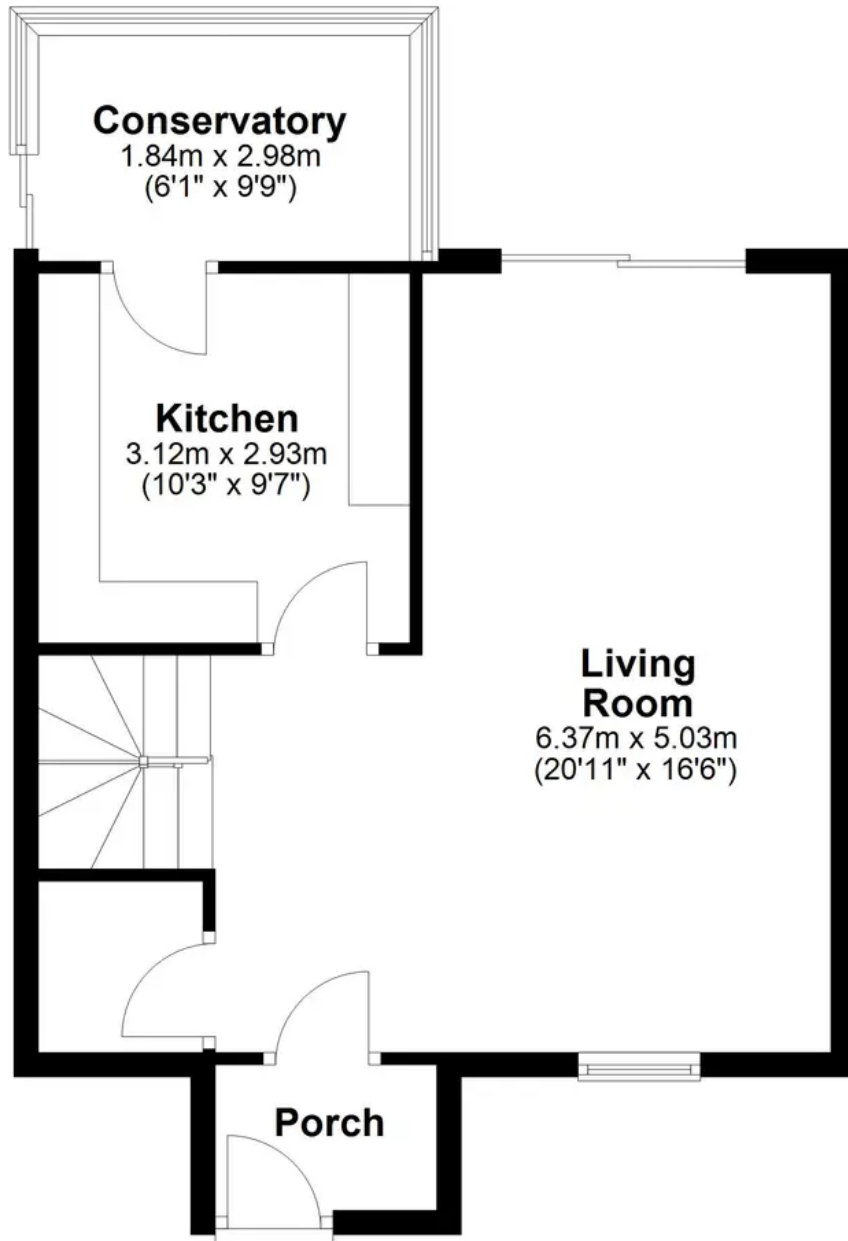
but if you want the traditional directions, please read on.

From Crediton High Street head towards The Green and bear right at the traffic lights into Kiddicott and immediately left again into St Martins Lane. Take the first right into Churchill Drive and go around the left hand bend and up the hill. The house will be found on the right before reaching the top.



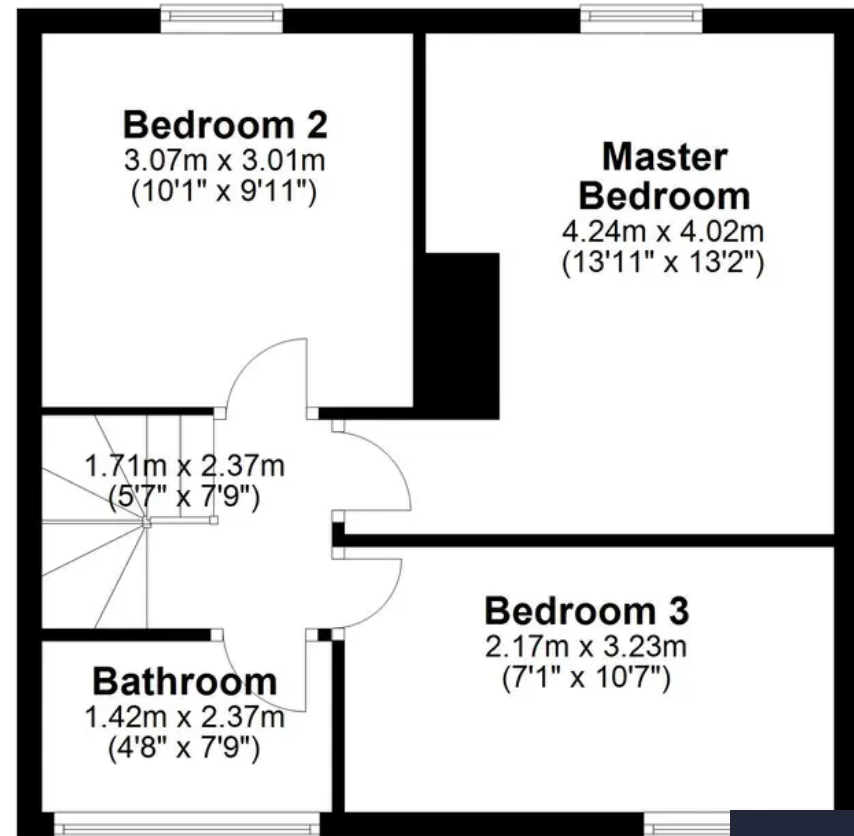
Ground Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Total area: approx. 89.3 sq. metres (960.9 sq. feet)

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