



45 Spruce Park, Crediton

Guide Price £250,000

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45 Spruce Park

Crediton, EX17 3HG

- 3 double bedroom terrace house
- Amazing view over the town and countryside
- Garden with own access
- Gas central heating
- uPVC double glazing
- Fully boarded loft with scope for conversion

Spruce Park is a popular Street in an elevated position in the market town of Crediton enjoying far reaching views.

The entrance from the road leads down some steps to the front entrance hall, there is a good-sized lounge with brick fireplace, currently with an electric fire but could easily be reinstated to an open fire or woodburning stove. The kitchen has a large picture window looking out over the garden and views beyond, there are plenty of fitted pine units and a large storage cupboard. The utility room beside has space and plumbing for white goods and has a further storage cupboard. A door from the utility leads out to the garden at the rear.



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A wide staircase leads around to the landing with airing cupboard, there are two double bedrooms to the front and a further double to the rear with views. There is a separate WC and a family bathroom with bath and shower over. The loft is fully boarded and there is scope to convert subject to the appropriate consents. There's gas central heating and uPVC double glazing throughout.

Outside, the main garden is to the rear, there are 4 paved levels with a path to the side leading down to a lawned area and access through a gate at the bottom to a path from the road. This row of terraces have the same set up so there are no rights of way over any of the gardens. To the front is a further paved area where parking could be incorporated if required.

Please see the floorplan for room sizes.

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

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

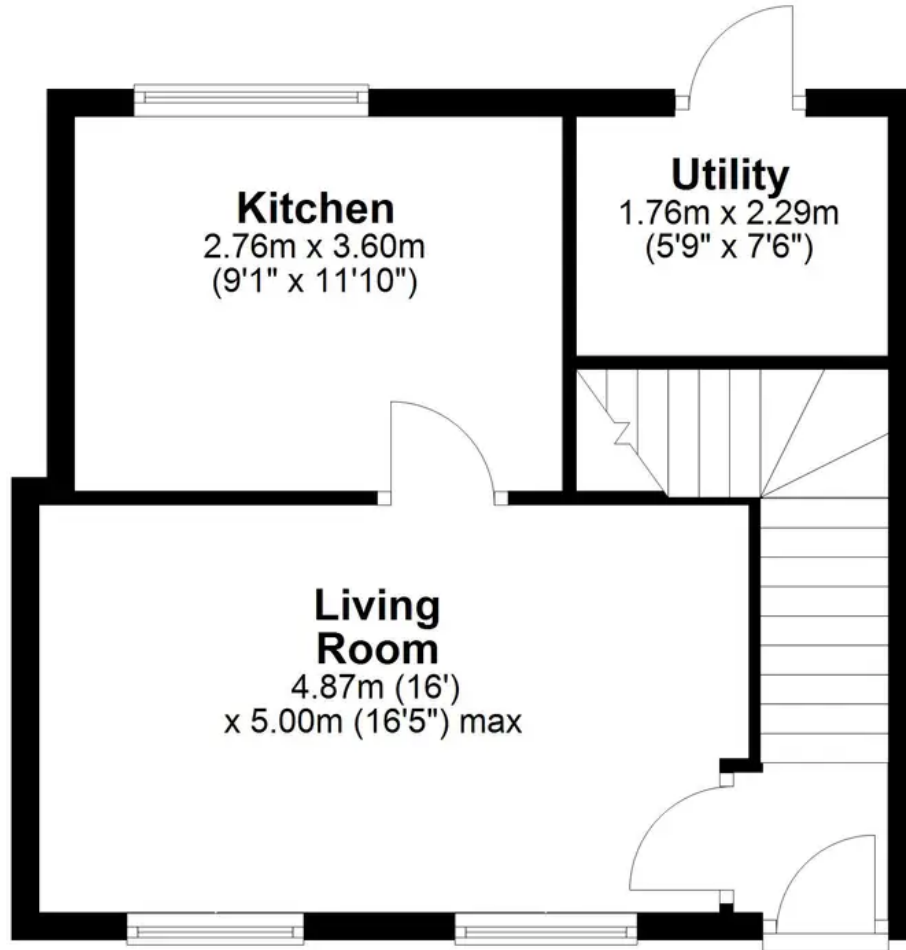
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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). 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 : From Crediton High Street, head in a westerly direction towards Exeter, take a right turn onto Park Road, staying on this road, just after the right hand bend take a left up the hill and then take a left turn onto Spruce Park. Number 45 can be found on the left.

What3Words: ///various.retrieve.propelled



Ground Floor



First Floor





Helmores

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