



Kingswood, Searle Street, Crediton, EX17 2DB

Offers Over **£300,000**

HELMORES
SINCE 1699

Kingswood, Searle Street

Crediton

- 3 bedroom semi-detached house
- Central town location
- Original features
- Opportunity to update - modernisation required
- Living room, kitchen and dining room
- First floor bathroom and ground floor wetroom
- Large gardens
- Potential to create off-road parking
- Close to town and bus routes
- No chain

To be so close to the town centre and everything it has to offer is a real bonus. Combine that with the feeling of being just out of the hustle and bustle, in a house with lots of potential and a great plot, then it's a winning recipe. Located on Searle Street, the house is set back from the road and is being offered to the market for the first time in over 30 years. It's clearly been well looked after although requires complete modernisation. This gives the opportunity to create a wonderful family home in a great location.



HELMORES
SINCE 1699



Some of the nearby houses have extended into the loft or there's room at the rear too and there's the potential to create off-road parking at the front. It already has uPVC double glazing and mains gas central heating. There are original features such as fireplaces and built in storage which add to the character. Some may choose to explore opening up the kitchen/dining room or even pushing out to the rear to create a larger family space opening onto the garden. The hallway is certainly a feature and leads to the living room on the front of the house and then the kitchen and dining room at the rear. Across the back is a conservatory style garden room with a shower room too. On the first floor are 3 bedrooms and the second bathroom.

Outside is a front garden setting it back from the road with a wall adding privacy and a pretty, gated access. As mentioned previously, many of the neighbours have created off-road parking in the front and this would be possible (subject to permissions) and would certainly add value and convenience. There is a side gate leading to the rear garden which is approx. 25m x 7m so it's a great size, plus it's west facing so gets the afternoon and evening sun. At the bottom of the garden is a large workshop/store, ideal for those with hobbies or even work from home, plus it would work for storage of bikes/boards etc.

The property is very clean and well looked after, yes it's dated but there is huge potential for it in this great location.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2023/24 – £2115.53

Utilities: Mains electric, gas, water, 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). 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 2DB and the What3Words address is [///verb.factory.searched](https://www.what3words.com/verb.factory.searched)

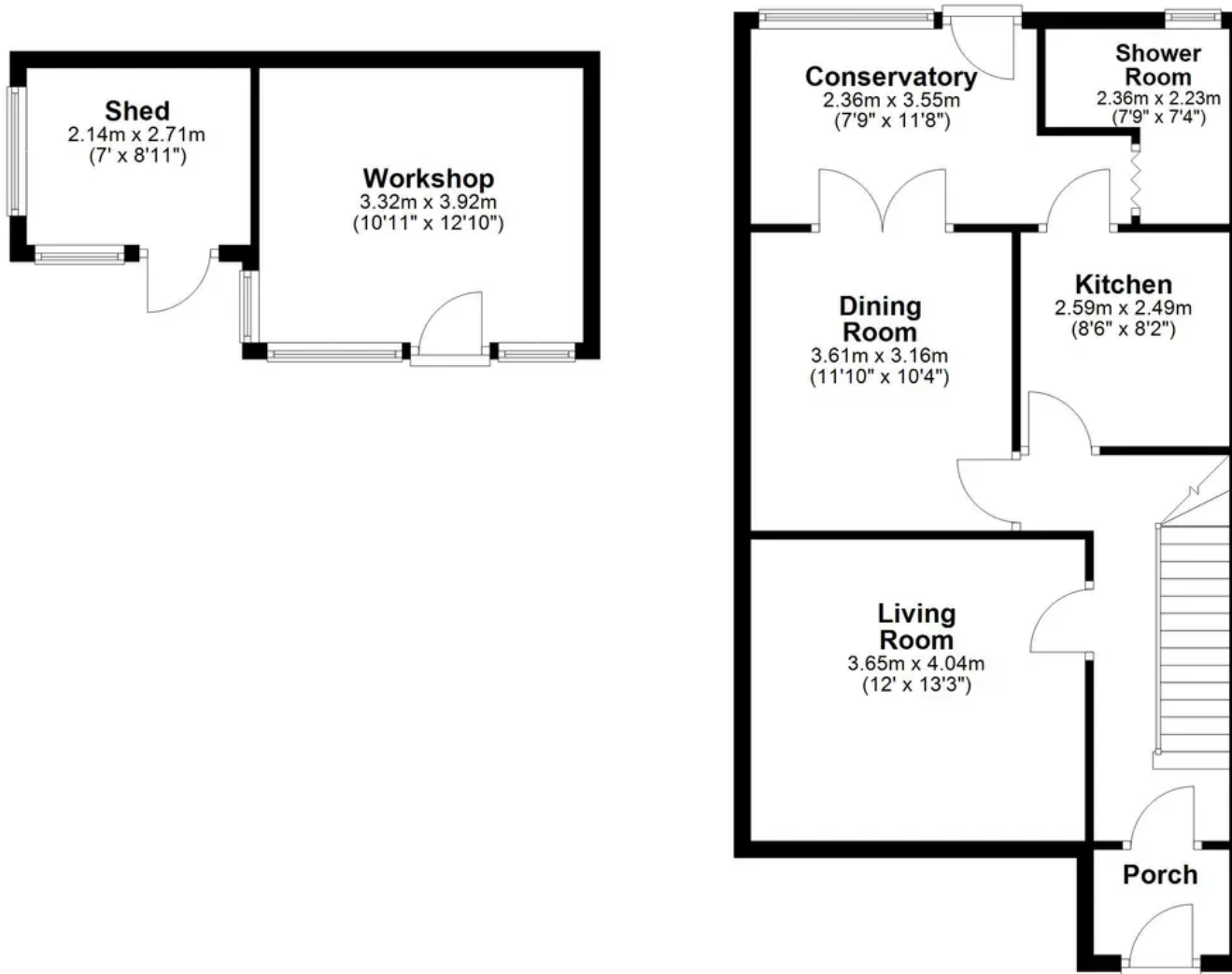
but if you want the traditional directions, please read on.

From Crediton High Street turn into Searle Street and after approx. 150m, the house will be found on your left. For viewings, 45 minute bays can be found on Searle Street/High Street.



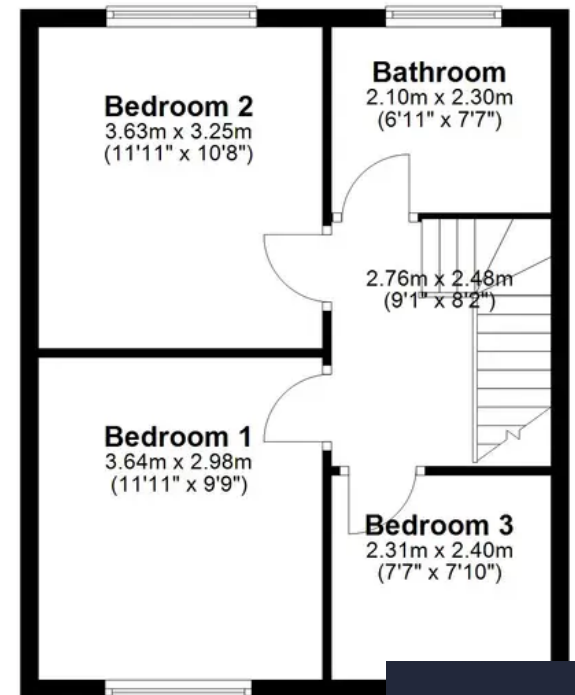
Ground Floor

Approx. 78.1 sq. metres (840.9 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



Total area: approx. 119.5 sq. metres (1286.7 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

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.