



1 New Cut, Crediton

Guide Price £215,000

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SINCE 1699

1 New Cut

Crediton, EX17 2AZ

- Very spacious town house with four storeys
- 3 bedrooms (potential for more)
- Central location, gas central heating & uPVC double glazing
- Large rooms with high ceilings
- Additional storage in basement
- Kitchen / diner
- Living room with feature wall
- Great value for money
- Perfect investment as a buy to let or HMO (subject to permissions)
- No chain

1 New Cut is a centrally located double fronted four storey town house, tucked just away from the main High Street, but within easy reach of the town's shops, café's, transport links and schooling.

The accommodation is spacious with 134sqm / 1,450sqft (or 102sqm / 1,100sqft without the cellar) and is currently configured as a cellar (light & power) with central staircase, a living room with a stunning brick feature wall, and a kitchen diner on the ground floor. Up to the first floor there is the master bedroom and a huge family bathroom (which could easily be adapted to give a 4th bedroom if required). Up to the second floor and you'll find two further double bedrooms – the largest of which being suitable for an en-suite shower room. The whole property is mains gas centrally heated and double glazed.





There is no outside space, but St Lawrence Green is located very close by and unrestricted on road parking is available along Buller Road and Kiddicott. The basement works well for storage too for outdoor equipment/bikes etc.

PLANNING: Planning has been previously approved for the 2 cellar rooms to have window openings reinstated and for the ceiling height to be increased to 2.1m to create two lower ground floor rooms. This would still leave good ceiling heights in the living room and kitchen diner. Although this has since expired, you can search on Mid-Devon Planning Portal - 20/00461/HOUSE to see more and it is anticipated that a re-submission would be looked upon favourably. There have also been previous discussions about creating a house of multiple occupancy which were received well by the Mid-Devon Council but buyers should make their own enquiries.

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



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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 2AZ and the What3Words address is [///replays.plankton.orders](https://www.what3words.com/#!/replays.plankton.orders)

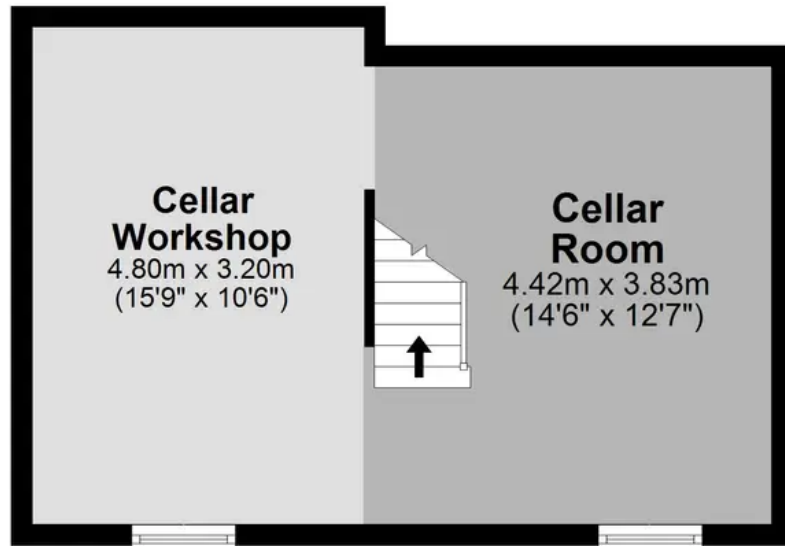
but if you want the traditional directions, please read on.

From Crediton High Street head towards The Green and New Cut will be found on the right hand side (just before Sunflowers Nursery). If in a vehicle, there is no access to New Cut from the High Street so proceed to The Green, turn right at the traffic lights and bear right into St Lawrence Green and into Kiddicott and New Cut will be found on the right.



Basement

Approx. 32.7 sq. metres (352.4 sq. feet)



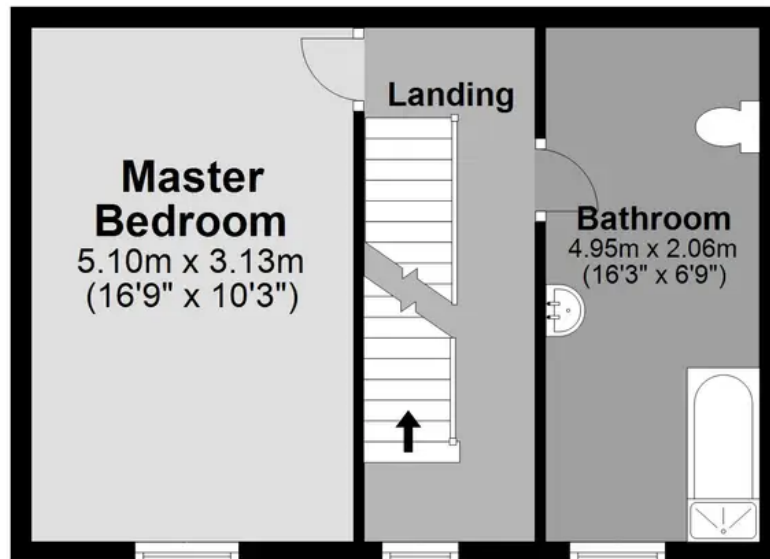
Ground Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



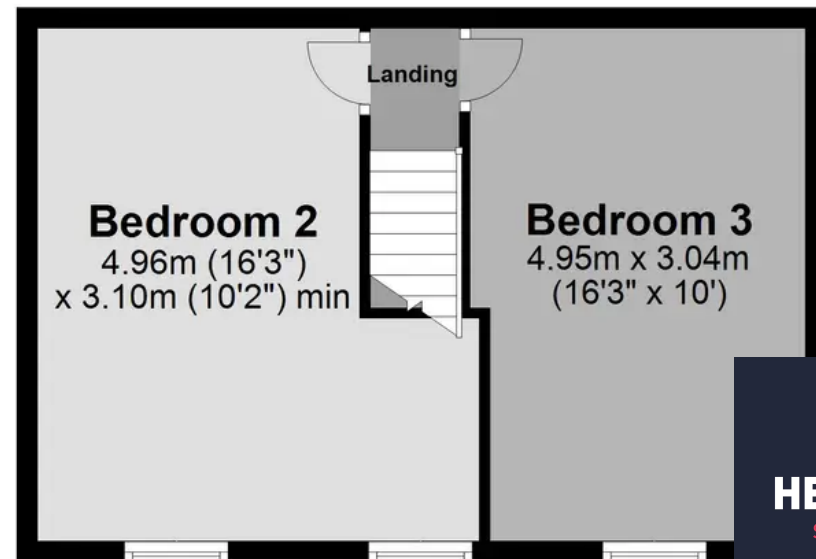
First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Second Floor

Approx. 36.7 sq. metres (394.5 sq. feet)



Total area: approx. 134.8 sq. metres (1451.2 sq. feet)

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