



**47 East Street, Crediton, EX17 3BA**

Guide Price **£160,000**

**HELMORES**  
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# 47 East Street

Crediton

- Character Cottage
- Walking distance to bus, train & shops
- 2 Double Bedrooms
- Gas Central Heating
- Modern kitchen
- No Chain
- Great investment property

East Street in Crediton is conveniently located within close proximity of local shops, bus routes and the train station, this charming cottage has many original features and currently works well as an investment property but would also make a lovely home.



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The front door from East Street leads into a vestibule with plenty of room for coats and shoe storage. A door leads into the cosy lounge with original open fireplace, a further reception room currently used as a dining room could also be used for an office or further lounge/snug. This room leads on into the bright kitchen area where there is a modern shaker style kitchen with ample cupboard storage, and space for a cooker, fridge and washing machine. The kitchen has room for a table if required and also has the benefit of a side access door.

From the dining area the original panelled staircase with original door leads up to 2 spacious double bedrooms and a bathroom. The bathroom has a white suite bath with shower over and glass screen.

There is gas central heating throughout and the front of the property has uPVC double glazing. There is no outside space for the property but there is an area to the side for bin storage and side access, parking can be found on street.

Agents Notes: The property is currently tenanted, the tenants would be happy to stay if an investment buyer was found.



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). 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.

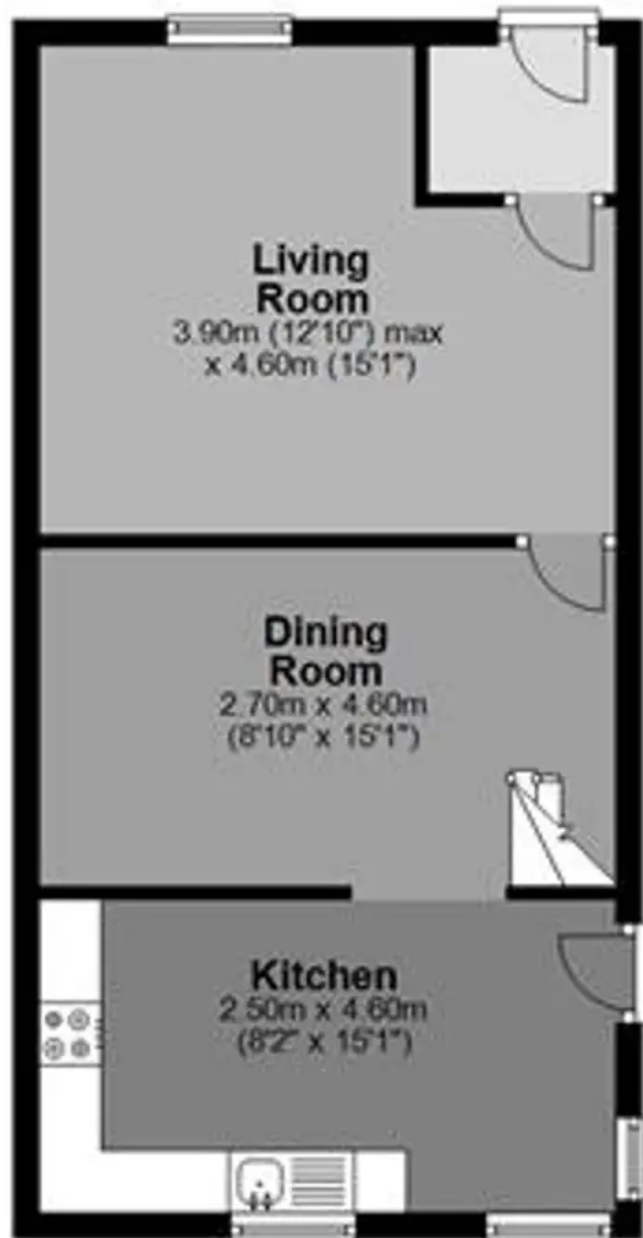
**DIRECTIONS** : From Crediton High Street, head towards Exeter and past the Church on the left, no 47 East Street can be found on your left.

What3Words: ///unusually.promotion.grass



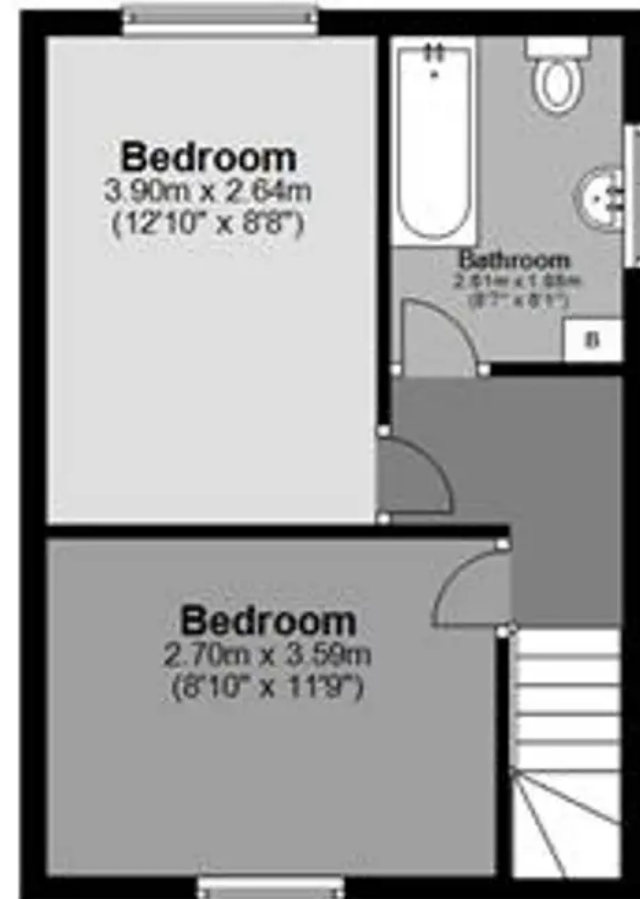
## Ground Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 73.6 sq. metres (792.0 sq. feet)

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# Helmores

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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.