



12 Oxford Terrace Mill Street, Crediton

Guide Price £235,000

HELMORES
SINCE 1699

12 Oxford Terrace Mill Street

Crediton, EX17 1HD

- Four bedroom end terraced house
- Level rear courtyard garden
- Central town location
- Two bathrooms
- Open plan living/dining room
- Excellent value for money
- Gas central heating
- uPVC double glazing

In the late Victorian era, more houses were being built and Crediton was no exception. The red brick houses of East Street and Mill Street were shaping the Eastern part of the town and just off Mill Street, Oxford Terrace was built. Two rows of terraced houses, facing into a central access with pathways and small gardens, the houses can only be accessed on foot making them off the main road. Predominantly two up, two down houses when they were built, many have undergone changes with loft conversions and wall removal but this one stands apart with the space it offers inside and out. There's an open plan reception room (formerly two rooms) plus the kitchen, four bedrooms on the first floor and a bathroom to the ground and first floor plus a great garden with outbuilding.





The house itself is brick under a slate roof with uPVC double glazing and mains gas central heating. It's a spacious and comfortable house and although it's not necessary, many people may choose to alter the first floor layout (by creating a corridor through bedroom two and changing the door to the ensuite) which would create a separate first floor bathroom and four independent bedrooms as currently you have to use bedrooms to access others but this is a relatively cheap and worthwhile change that could be made. On the ground floor, the living/dining room has been opened up into a single larger room and there's a lovely kitchen to the side too with plenty of fitted units. The main bathroom is on the ground floor but as mentioned, an additional facility could be altered on the first floor. Rare for these cottages isn't just the number and size of the rooms, but also the outside space. Most cottages have a small "allotment" style garden, often away from the house and although this house also has this, it's also got it's own level and secure courtyard garden to the rear. Ideal for those with children or pets, you can open the back door and it's a safe space with no access except through the house. The courtyard is a great space and there's an additional outside store too.

Agents' Note: There is no vehicle access to Oxford Terrace and so please park nearby on the street or short term in Morrisons carpark.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2024/25- £1941.41

Utilities: Mains electric, water, gas, telephone & broadband



Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas fired 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 1HD and the What3Words address is [///resurgent.finer.opts](https://www.what3words.com/#!/en////resurgent.finer.opts)

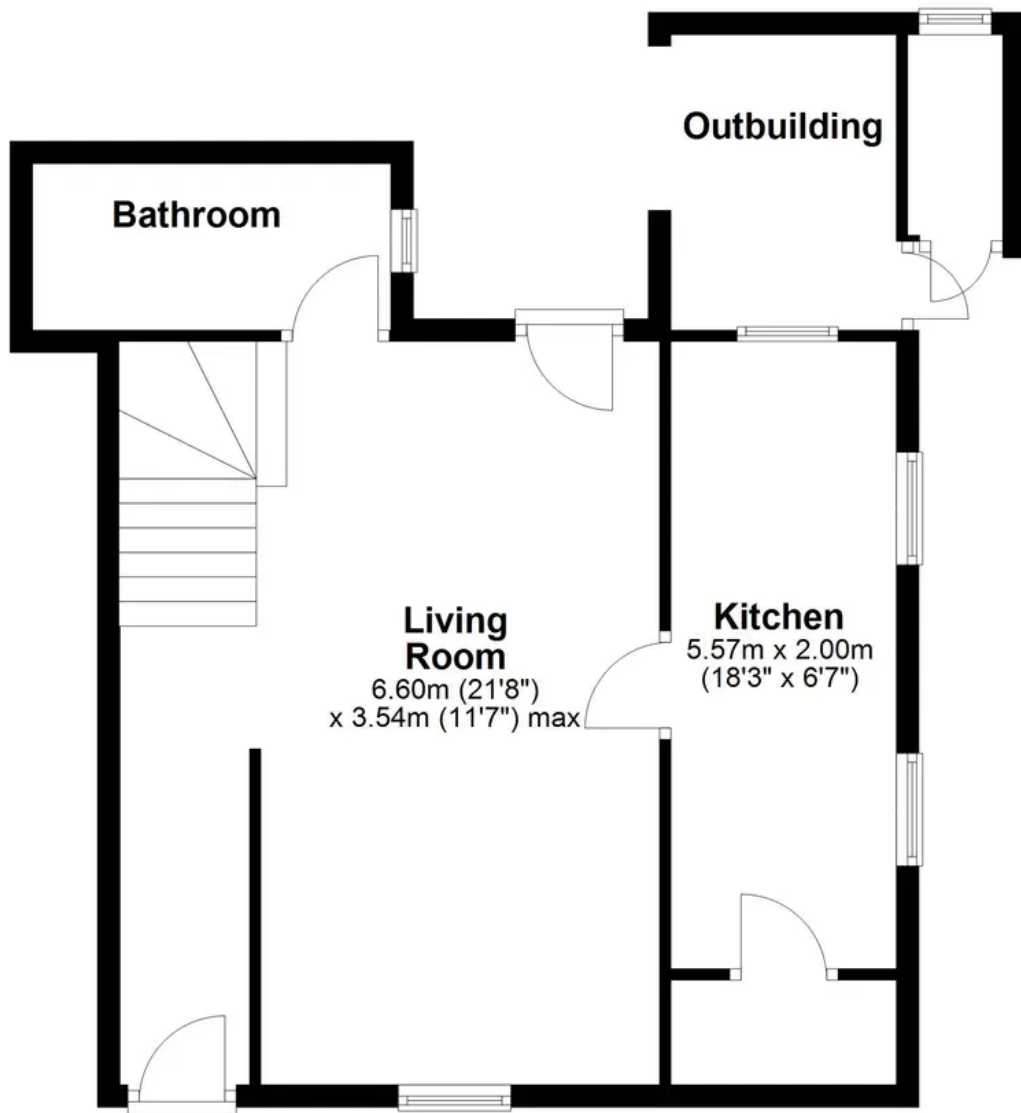
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed down the High Street, as if heading towards Exeter. As you pass the Parish church on your left, turn left shortly afterwards into East Street. At the end, turn left into Mill Street and Oxford Terrace is a small pedestrian street on your right.



Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



Total area: approx. 106.4 sq. metres (1145.4 sq. feet)

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