



17 Beech Park, Crediton, EX17 1HW

Guide Price £230,000

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# 17 Beech Park

Crediton, Crediton

- Superb mid terraced town property
- 2 bedrooms and box room (possibility to create 3rd bedroom)
- Study/hobby room
- Garden with large patio and view
- Kitchen/dining room
- Town views
- Parking in car park to rear
- Conservatory
- uPVC windows and gas central heating
- No onward chain

This fantastic home is found in the original phase of Beech Park and offers an ideal location, being out of the hustle and bustle but not too far from the towns' amenities. For those that don't know, there's a pathway which gives a direct route from Old Tiverton Road to the bottom of Jockey Hill and this can be easily accessed to give a link to town. Being slightly elevated, there are good views and it's towards the edge of town so access by car is also done with ease.



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The house is being sold with no chain and has been well looked after. It offers scope to improve although this will mainly be down to taste than necessity. The windows have been upgraded, there's gas fired central heating and the property is economical to run. The layout offers a hallway and a separate living room which is at the front, overlooking the front garden. Then across the back is a kitchen/diner with plenty of room for a table and chairs and a range of units which gives a surprising amount of storage space. From the rear of the kitchen is a conservatory which overlooks the garden and views to the countryside. The stairs lead up to a landing where there are two double bedrooms and a box room or study. It's worth noting that many people have moved the wall of the box room, extended over the stairs and added a window (stp) and this would provide an additional single bedroom, bringing it to 3 beds. Currently, the bathroom and WC are separate but being adjacent, could be knocked through into one.

To the front, the lawned garden sets it back and then to the rear is a generous garden, south facing and with those far reaching views. There's an area of lawn, a large paved area and a greenhouse. Pathways and steps take you to the rear gate (so there's access to the garden without needing to come through the house) which opens onto the car park to the rear (owned by the council) and this is used by local residents and is on a first come, first served basis but parking is freely available both here and on the street in front.

Please see the floorplan for room sizes.





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

Approx Age: 1970's

Construction Notes: Standard cavity wall

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

**CREDITON** : An old market town, with a contemporary feel – only a 20-minute drive from Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills. 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, 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 1HW and the What3Words address is [///shatters.sues.jogged](https://www.what3words.com/#!/en////shatters.sues.jogged)

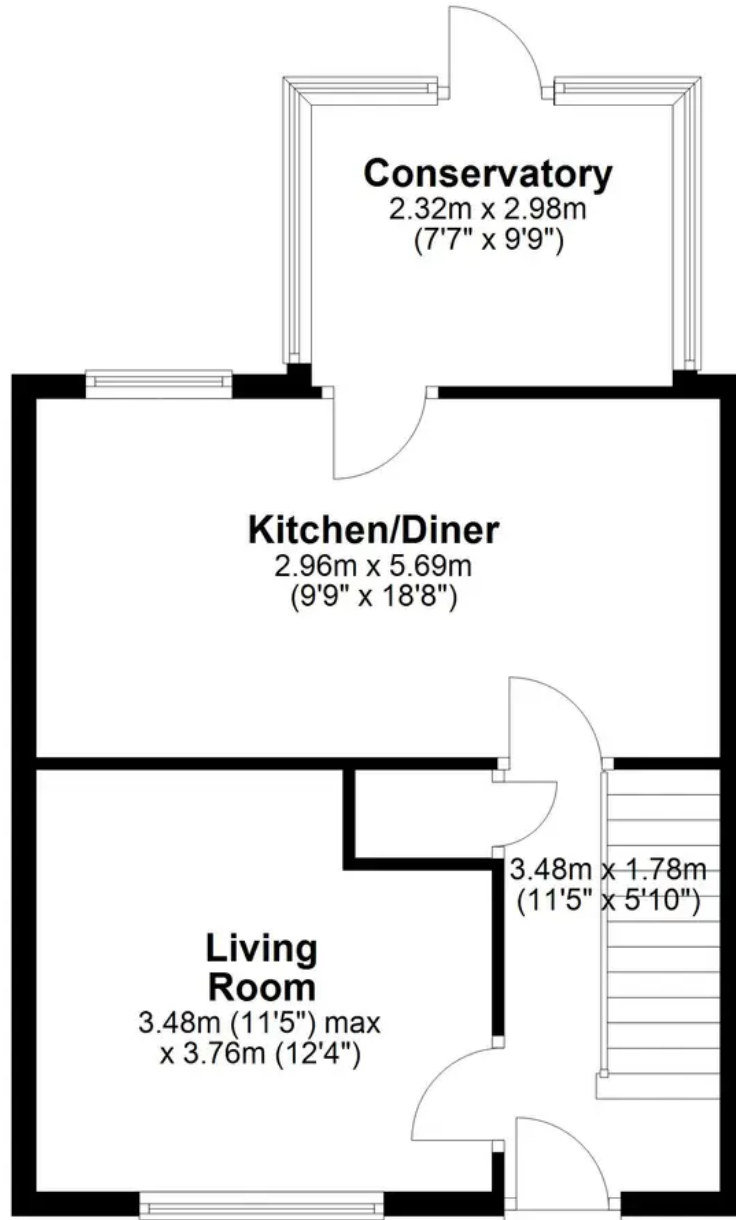
From Crediton High Street, turn into Market Street and into the town square, leaving along Parliament Street. Pass the library & Newcombes Meadow on your right and straight on at the junction. Turn left at the mini-roundabout and first right into Pounds Hill. At the top bear right into Beech Park, follow the road through the development and the property will be found on the right, towards the far end.





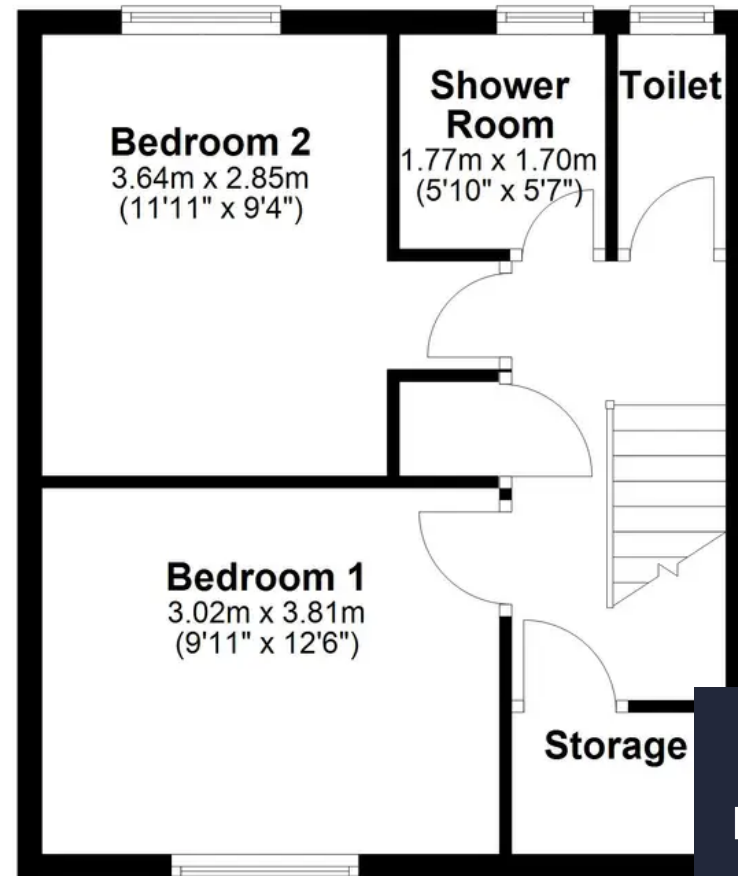
## Ground Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 82.6 sq. metres (888.6 sq. feet)

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