



## 16 Church Street, Crediton

Guide Price £260,000

**HELMORES**  
SINCE 1699

# 16 Church Street

Crediton, EX17 2AQ

- Beautiful town cottage
- Stunning views to the church
- 3 bedrooms including loft bedroom
- Open plan living / dining room
- Mains services
- Level access and plot
- Ideal for town amenities
- Beautifully presented

Many people want the convenience of living in the town with the easy access to services, shops and transport but mixed with some character that's often associated with country cottages. So this cottage certainly combines the two perfectly. It's full of character, beautifully presented with nothing for a new owner to do and although it's in the town, occupies a pleasant position on a one-way street close to Newcombes Meadow (a public park) and with views over the stunning parish church. Public transport, shops and cafes are all within easy reach.



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The cottage itself has been well maintained and updated by its present owner and is very well presented throughout. It isn't listed but retains much of the original character whilst providing modern comforts with double glazing and mains gas central heating. The layout offers an open plan living/dining room on the ground floor with an attractive fireplace hosting a gas fired stove and a separate kitchen in an extension to the rear. There's also a rear porch adding additional space and this gives access to the garden. On the first floor are two bedrooms and a good-sized shower room and then up again into the converted loft where the stunning larger bedroom is found with views of the church and plenty of built in storage.

Outside the rear garden is level and easy to maintain with space to sit out and enjoy, it's west facing and benefits from the afternoon sun.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25-  
£2218.74

Approx Age: 1800's

Construction Notes: Cob/stone

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: Yes

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 2AQ and the What3Words address is [///opinion.ourselves.drip](https://www.what3words.com////opinion.ourselves.drip)

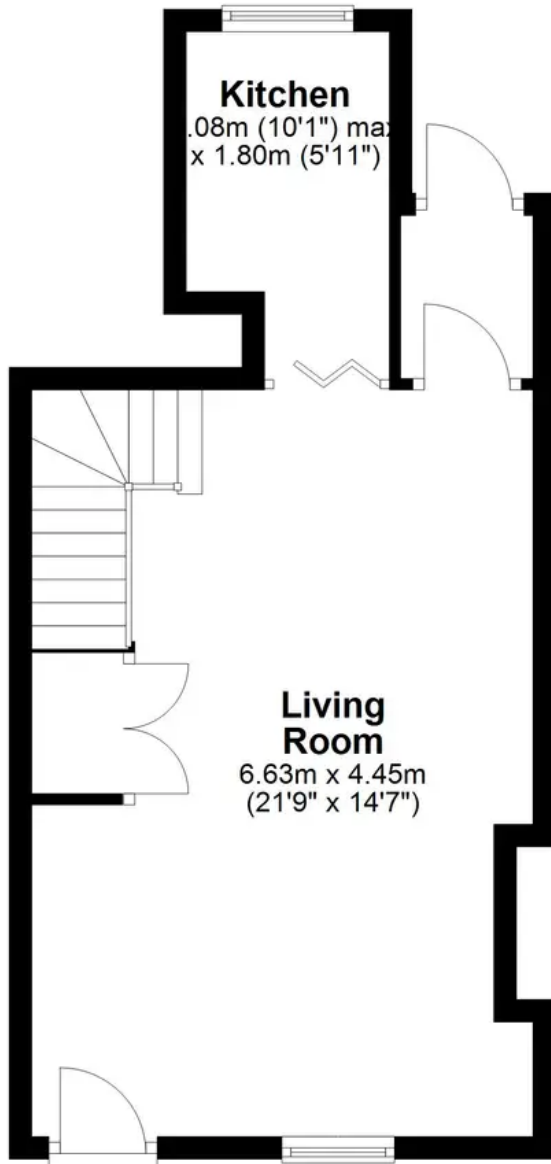
but if you want the traditional directions, please read on.

If in Crediton High Street, turn into Market Street and into the town square and leave along the bottom road (Parliament Street). Pass the library on your right and then Newcombes Meadow and at the junction, turn right into Church Street and the property will be found on the right hand side. For viewing visits it maybe easier to park on Union Road and walk down Church Street.



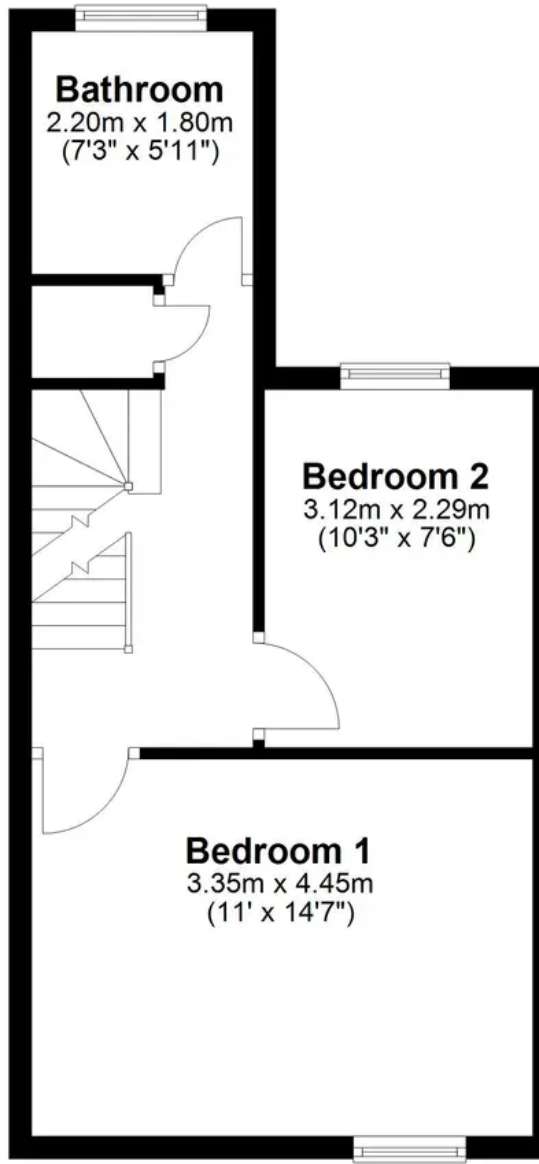
## Ground Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



## First Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



## Second Floor

Approx. 24.5 sq. metres (263.2 sq. feet)



Total area: approx. 95.5 sq. metres (1027.7 sq. feet)

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