



## 81 High Street, Crediton, EX17 3LA

Guide Price £280,000

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# 81 High Street

Crediton

- Well-presented end terrace house
- Huge floor area and further potential
- Central town location
- Over 4 floors with 3 or 4 bedrooms
- Flexible accommodation
- Courtyard garden and workshop / store
- Potential annexe/letting unit (stp)

Located towards the western end of the High Street, close to St Lawrence Green, this attractive end terraced town house is one that many local people will pass daily without realising what's on offer inside. From the outside, it's a well-proportioned property and it has been part of the street scene of the town for decades, hence its Grade II listed status as an important building within the town. The current owners have improved the house since their ownership and it now offers spacious accommodation over 4 floors which includes a full height basement, the ground floor, first floor and then the loft which offers huge potential, is already floorboarded and could be turned into an incredible



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addition to the house. It has mains services with electric heating and there is superfast broadband. The house is ideally located for public transport and schools, plus it's a level and short walk to the shops of the thriving High Street. With its large footprint, there is potential to create a flat in the basement or turn the entire house into letting units or an HMO – subject to permissions (neighbouring properties have already accommodated this).

Entering the front door, you're welcomed by a choice of 2 large reception rooms to the ground floor full of light which both face south. There's a separate dining room with a feature wall, stripped floorboards and an attractive fireplace, a great room for entertaining. The living room has exposed timbers and another feature fireplace. To the rear of the ground floor is a great sized study (potential bed 4 if preferred) including another original feature fireplace and a kitchen, well designed to the space and plenty of shaker style cabinets. A staircase leads down to the basement level where there is a garden room opening onto the private courtyard garden to the rear. This provides an additional entrance to the lower ground floor level too. There is a large utility room with plumbing for washing machine etc and further storage areas plus a workshop/store with another handy door to outside.

This whole lower ground floor has the potential to be a self-contained flat or annexe and would have a separate entrance if converted. Up on the first floor are 3 double light and airy bedrooms, all tastefully decorated and of a good size. The family bathroom with decorative panelling conceals a hidden door (clearly this wasn't always a bathroom) which leads to the loft with potential as described above. With a small amount of re-configuration the access to the loft could be moved through the hallway.



Outside, the courtyard garden to the rear is level and peaceful space with brick flowerbed and outside tap, a timber fence with trellis top adds to the privacy and can be accessed from the house or via a footpath to the rear. It's a great area to sit out in the summer and a nice addition to this great property. There is a parking space that is rented for £40 per month (behind Heavyweight Tattoo) in the High Street. This will be transferred to the new owners on completion if required. There is also unrestricted on street parking nearby plus options to rent garages.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2023/24 - £2115.53

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric heating

Listed: Yes Grade II

Tenure: Freehold

#### DIRECTIONS

For sat-nav use EX17 3LA and the What3Words address is [///contracting.unframed.banks](https://www.what3words.com/contracting.unframed.banks)

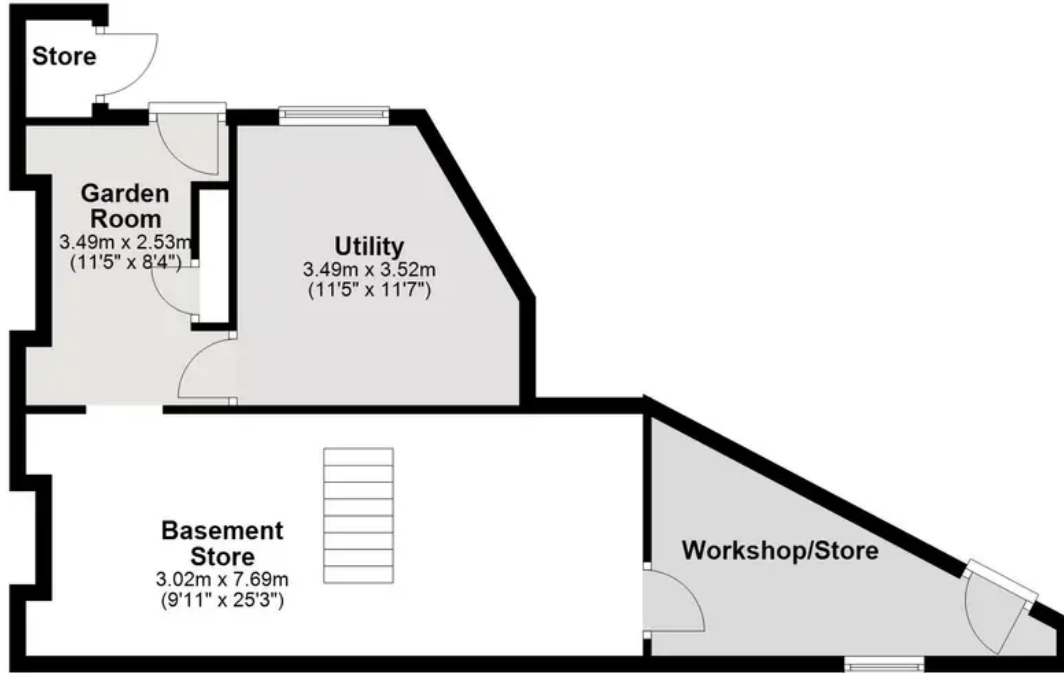
but if you want the traditional directions, please read on.

From our offices in the High Street, head towards The Green and just before reaching The Green, the house will be found on the right hand side. For viewings parking is available on street nearby.



### Ground Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



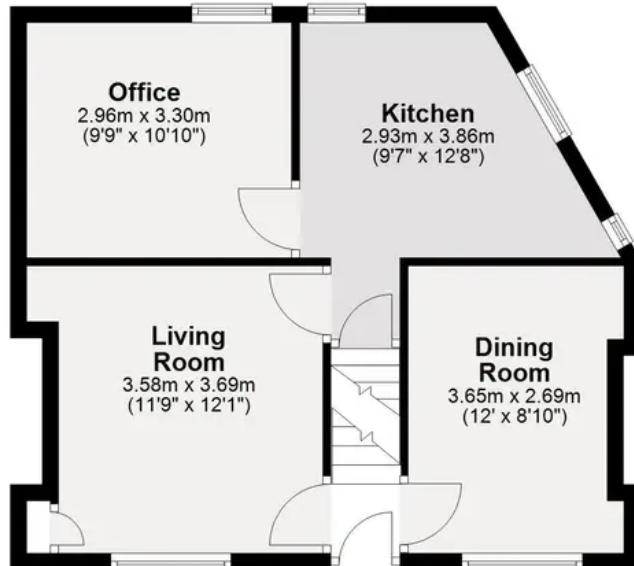
### Second Floor

Approx. 50.4 sq. metres (542.1 sq. feet)



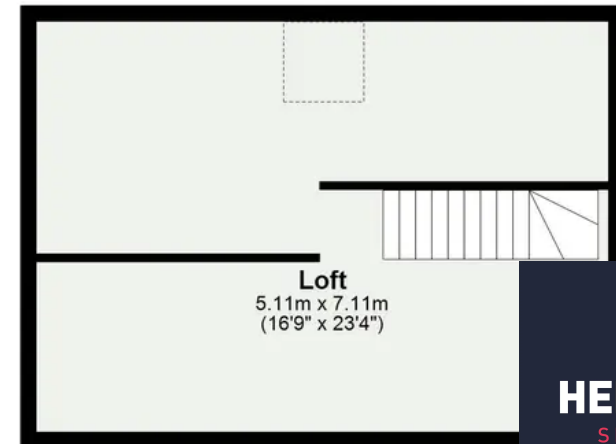
### First Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



### Third Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 184.7 sq. metres (1987.8 sq. feet)

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## Helmores

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