



2 Laburnum Cottages, Belle Court, Crediton, EX17 3LD

Guide Price £230,000

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SINCE 1699

2 Laburnum Cottages

Belle Court, Crediton, EX17 3LD

- Tucked away town house
- Large floor area
- 4 double bedrooms
- 2 shower rooms
- 2 receptions plus kitchen/breakfast rom
- Parking and rear garden
- Central heating and double glazing
- No chain
- 3 Toilets
- Large, partially boarded loft

Situated in a tucked away position, it's a handy location just off the High Street and all its amenities. Schools, shops and public transport are very close yet many people would never know the house is there. The street is a no through road with very little traffic (none past this house) so it's quiet and safe for those with children or pets. The house offers a massive amount of space for a property in this price range.



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The spacious accommodation is larger than a lot of detached houses (118sq m/1271sq ft) and scores well on the EPC with a C rating helped by uPVC double glazing and mains gas central heating. The layout gives 2 reception rooms to the ground floor including a living room, a separate dining room and then a spacious kitchen. From the dining room there's a door to the rear garden as well as a really useful ground floor WC/utility room, ideal for this type of house. The stairs lead up to the first floor landing with 2 double bedrooms and a family bathroom and up again are 2 more bedrooms with a shower room. It's a fantastic amount of space and ideal for those with hobbies who may prefer to use the bedrooms for alternative uses.

To the front is an off-road parking space and to the rear is a paved garden of 10m x 5m / 33ft x 16ft with a lower paved area and steps up to the higher level giving a great addition to the internal space on offer. This had artificial grass and paving and is a brilliant entertaining area.

Agents Note: In addition to the parking space at the front, there is on street parking available nearby. There are also spaces/garages to rent on a monthly basis (when available) and an annual car park pass can also be purchased if required.



Please see the floorplan for room sizes.

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

Approx Age: 1800

Construction Notes: Cob/stone and slate roof

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage (1st & 2nd floor toilets have macerators)

Heating: Gas fired central heating

Listed: No

Conservation Area: Yes

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 3LD and the What3Words address is [///trophy.cake.pink](https://www.what3words.com/#!/en/@@@trophy.cake.pink)

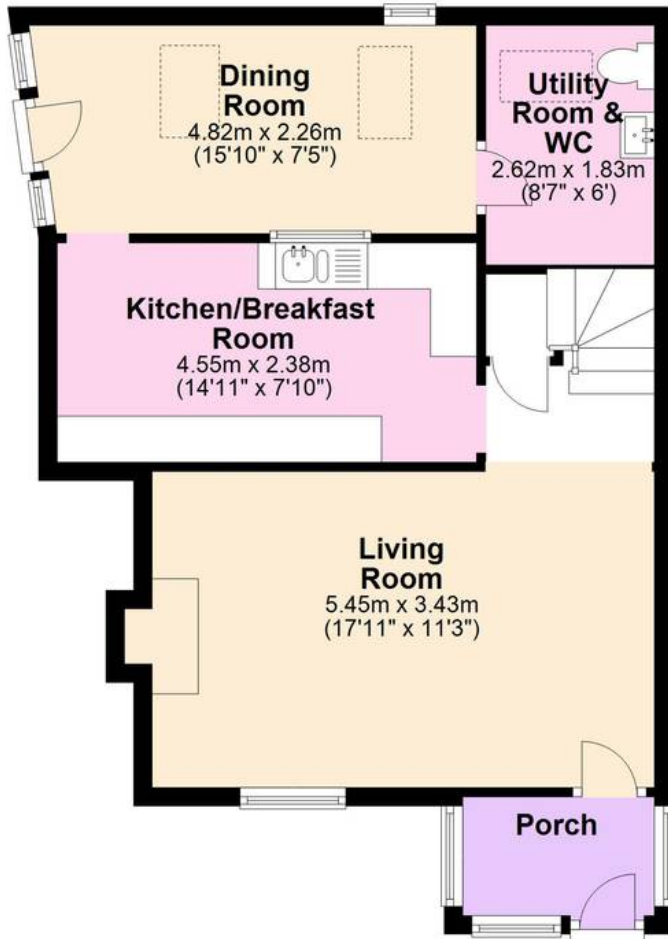
but if you want the traditional directions, please read on.

Belle Court is opposite the bottom of St Saviours Way, just off the High Street and is a no through traffic street. So please park nearby and walk to Belle Court, the property will be found on the left as you walk up.



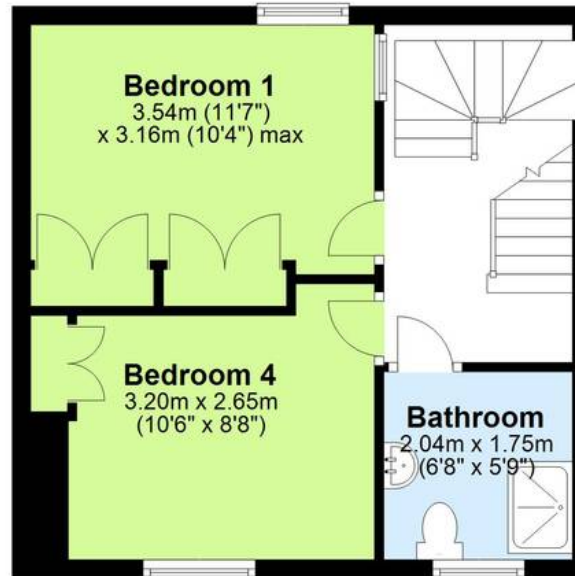
Ground Floor

Approx. 53.9 sq. metres (579.7 sq. feet)



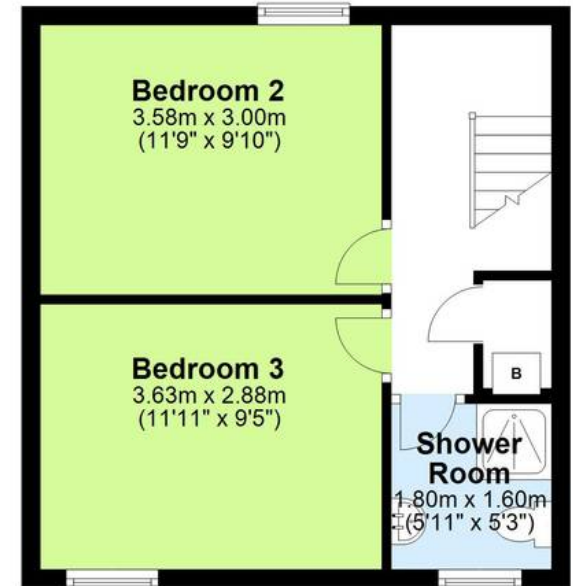
First Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



Second Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



Total area: approx. 118.2 sq. metres (1272.8 sq. feet)

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