



**27 East Street, Crediton**

Guide Price **£260,000**

**HELMORES**  
SINCE 1699

## 27 East Street

Crediton, EX17 3AX

- 4 bedroom town house
- Semi detached property over 3 floors
- Short walk to town centre
- Gas central heating
- Extension to rear
- Enclosed garden
- Large lounge/diner
- uPVC double glazing throughout
- Short distance from train & bus

Built by a renowned local developer this property has been improved by the current owner to create a spacious living area and well presented accommodation. So handy for local transport and close to the town centre, this property is a great opportunity for those much desired 4 bedrooms within a budget.

The entrance hall has a downstairs WC and goes straight through into the well thought out kitchen, it has been upgraded by the currently owner and has white units with built in fridge/freezer, dishwasher, oven and gas hob, the washing machine is also staying. The kitchen flows nicely into the lounge with storage and a gas real flame fire, the current owner added a light and airy extension in 2018 from the lounge to create a really spacious living area with doors out to the garden.





Up on the first floor is the master bedroom with views over the garden and has wardrobes that are included in the sale, the other bedroom on this level is a large single and the bathroom has a large shower and vanity unit sink, the airing cupboard can be found on this level. Up to the 2nd floor there is a further double with a dormer window and the rear large single room with a velux style roof light. The property has uPVC double glazing throughout and gas central heating.

The garden has side access and is fully enclosed with a wall, is laid to patio with shrub/flower borders and a rockery area and there is a handy garden shed. Parking can be found on-street nearby.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2024/25 - £1851.08

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold

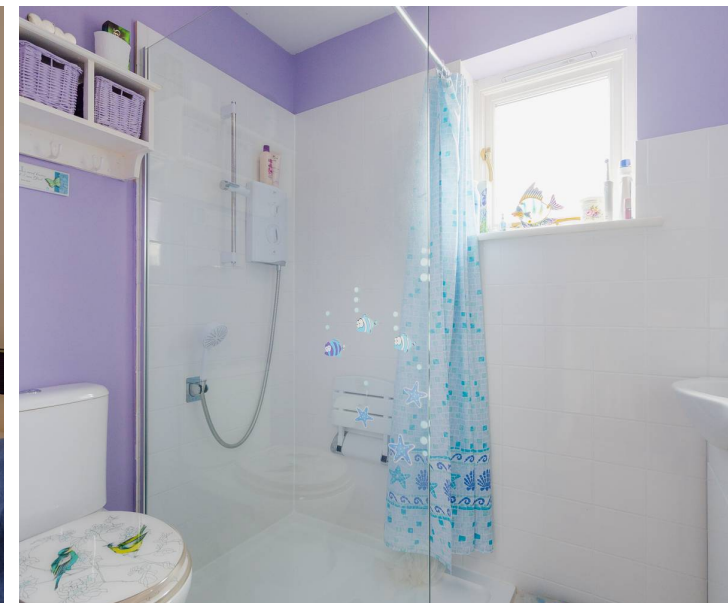


**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring 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

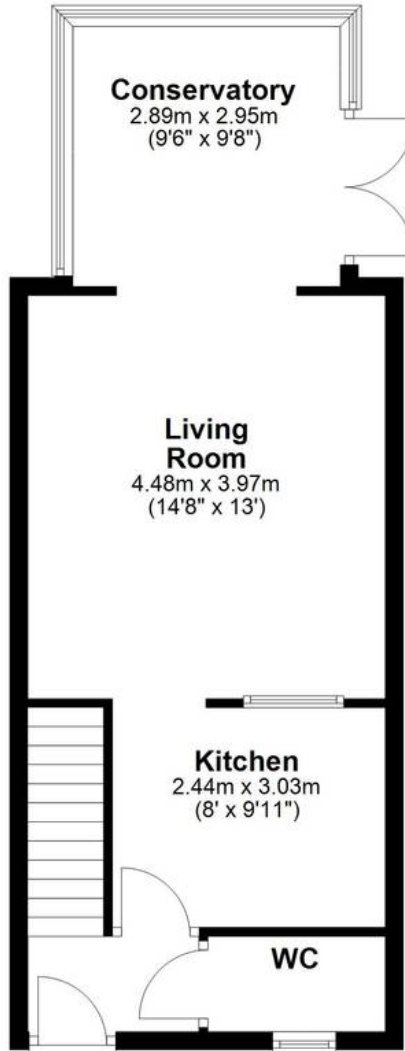
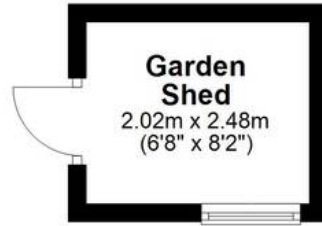
From Crediton town centre take the A377 in a Westerly direction after the Church, 27 East Street can be found on the right after the entrance to Haywards Primary School.

What3Words: ///objecting.patio.endings



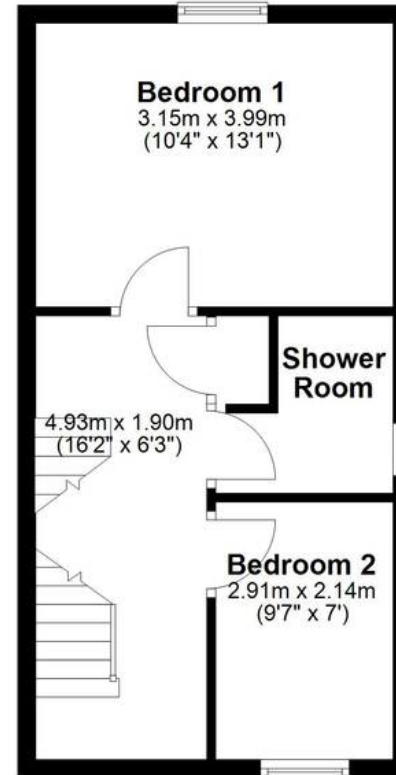
## Ground Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



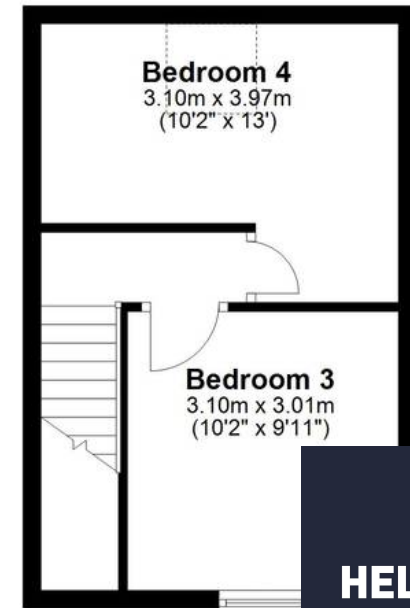
## First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



## Second Floor

Approx. 25.0 sq. metres (269.1 sq. feet)



Total area: approx. 104.4 sq. metres (1124.1 sq. feet)

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