



2 Gordon Terrace, Park Street, Crediton, EX17 3EB

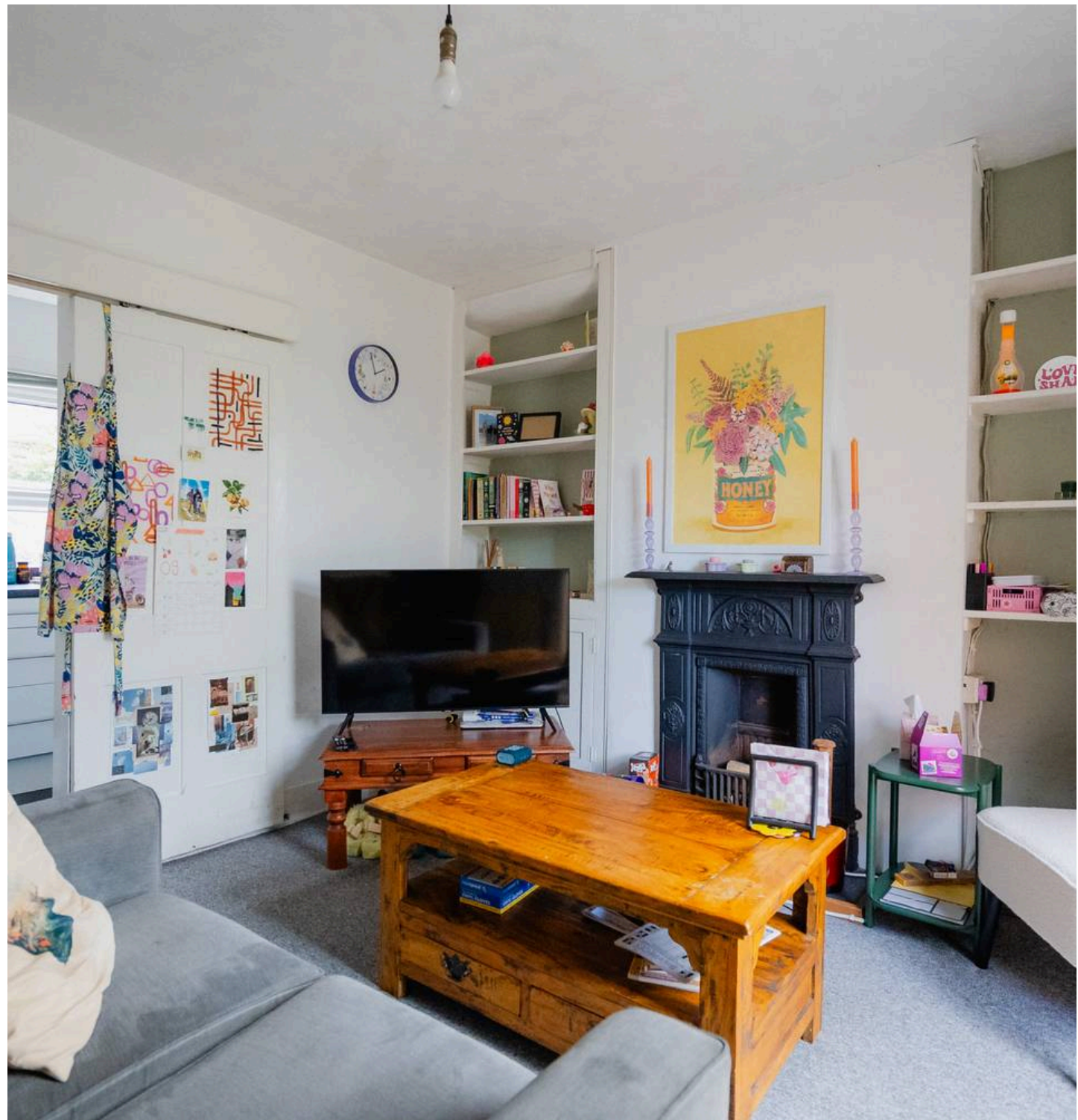
Guide Price **£135,000**

2 Gordon Terrace, Park Street

Crediton

- Terrace Cottage
- Level access to the town centre
- Covered outside patio area
- Two double bedrooms
- Gas central heating
- uPVC double glazing throughout
- Views over the park

This cottage provides great level access to the town centre of Crediton with shops, cafes and restaurants along with easy links to public transport. There are two double bedrooms and a lovely covered patio area to enjoy outdoor dining and views over the park. Set over 3 floors, this cottage will create a lovely home or a solid investment opportunity.





On the ground floor there is an entrance area with a pantry including room for a fridge and storage and the kitchen has white coloured units, an oven and gas hob along with space for a washing machine. The lounge has a cosy feel with a feature Victorian fireplace, recessed shelving and cupboard and doors out to the covered patio area with room for a table and lovely views over the park.

The first floor has the bathroom with white suite shower over bath and a double bedroom with walk-in-wardrobe. The top floor has a larger double bedroom and views across the town and an array of eaves storage. There is uPVC double glazing throughout and gas central heating.

Parking can be found on-street and the outside patio area has a gate to a shared side access leading down to Union Road.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2024/25 - £1,664.05

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

Broadband within this postcode: Superfast Enabled (80mbps)

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold



Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

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) – with an Ofsted “outstanding” sixth form. 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.

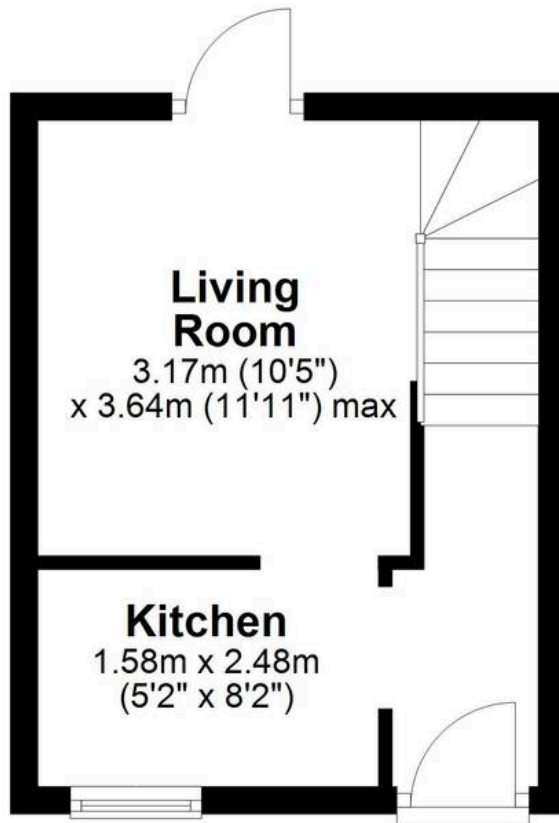
DIRECTIONS : From Crediton on foot take the high street in an easterly direction and proceed up Park Street, the property can be found just up to the left marked with a Helmores board.

What3Words: [///hormones.scripted.longingly](https://www.what3words.com/@@@hormones.scripted.longingly)



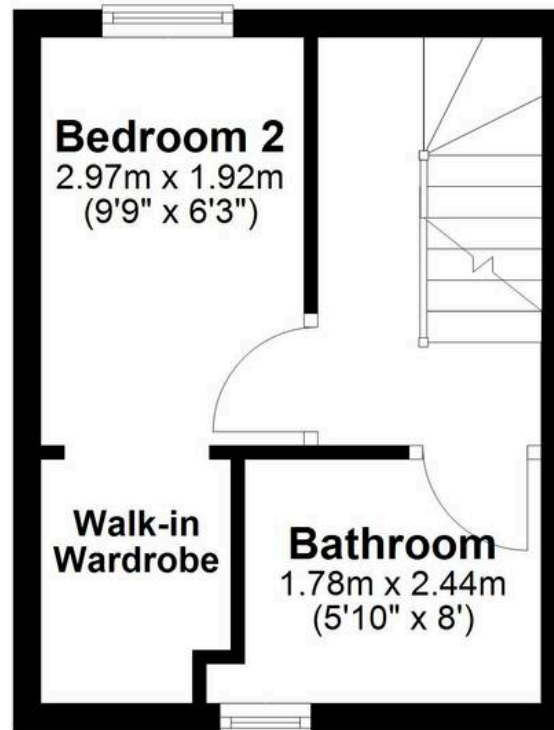
Ground Floor

Approx. 17.7 sq. metres (190.2 sq. feet)



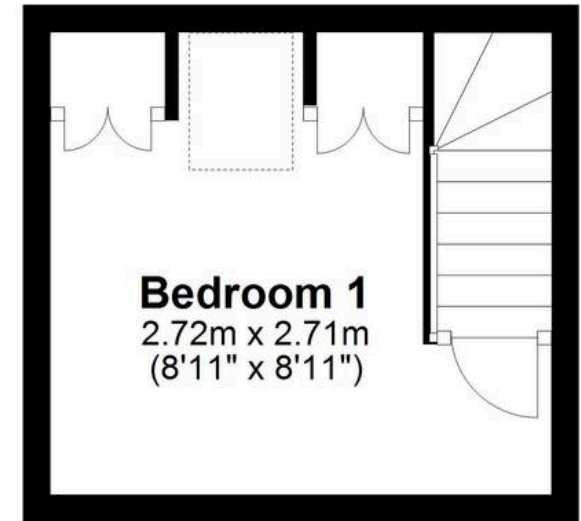
First Floor

Approx. 17.7 sq. metres (190.2 sq. feet)



Second Floor

Approx. 12.3 sq. metres (132.0 sq. feet)



Total area: approx. 47.6 sq. metres (512.5 sq. feet)



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.