



31 Barn Park, Crediton

Fixed Price £98,000

HELMORES
SINCE 1699

31 Barn Park

Crediton, EX17 3JD

- Shared ownership property
- End Terrace of three
- 2 large double bedrooms
- Parking for 2 cars
- Garden
- Stunning views
- Built in 2022

If you're looking for a shared ownership home then you'll know that they don't come up too often. This is a 2 bedroom end-terraced home on a small development on the edge of Crediton. The house has a kitchen/breakfast room opening up to the garden, WC and a spacious living room, There's 2 double bedrooms which share the bathroom on the first floor. It's a modern house with efficient gas central heating and double glazing. At the rear is a good sized garden with patio, shed, lawn and a side access plus there's two off-road parking spaces.

It's important to note that the price reflects a 40% share in ownership, offering an excellent opportunity for buyers looking to take their first steps on the property ladder.

The property is a part own/part rent house with Live West. The sale price is for 40% of the full value (£245,000) and rent will be payable on the other part. The current information regarding the rent aspect is:





A monthly payment is made to cover rent (£313.03), a service charge (£9.54 per month) and building insurance (£12.60) per month and the rent is reviewed annually. Please note these amounts are subject to change during the purchase process.

Leasehold information: 199 Years from and including 30 March 2022

Please note, there is a strict process to follow and information can be downloaded from the property listing online. The application process is on a first come, first served basis and the property will need to be viewed before application so please ensure you're applying correctly from the start and a reservation fee of £500 will be payable.

Don't miss out on the chance to own this modern and well-appointed home in a desirable location. Book your viewing today and make 31 Barn Park your new home. Contact Helmores office for more links and information on the application process.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2218.74

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

Broadband within this postcode: Ultrafast Enabled (1000mbps)

Drainage: Mains drainage

Heating: Mains gas central heating

Conservation Area: No

Listed: No

Tenure: Leasehold

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

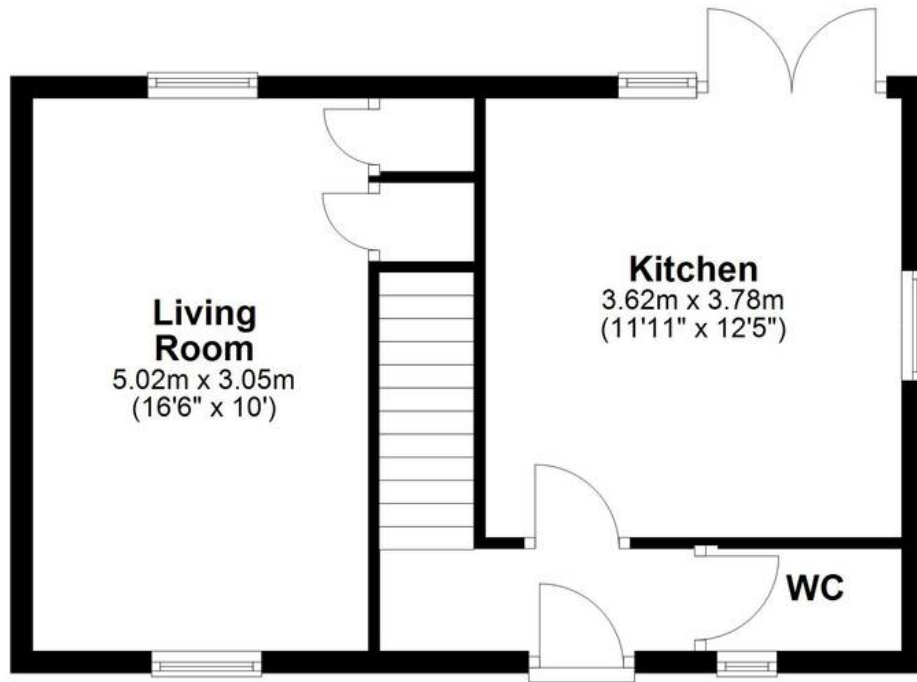
From Crediton High Street, take the A377 towards Exeter, at the Church take a right turn on to Bowden Hill, then a sharp left and right again onto Barnfield, at the top of Barnfield take a left turn onto Barn Park and the property can be found at the end on the left.

What3Words: ///drops.cubed.increased



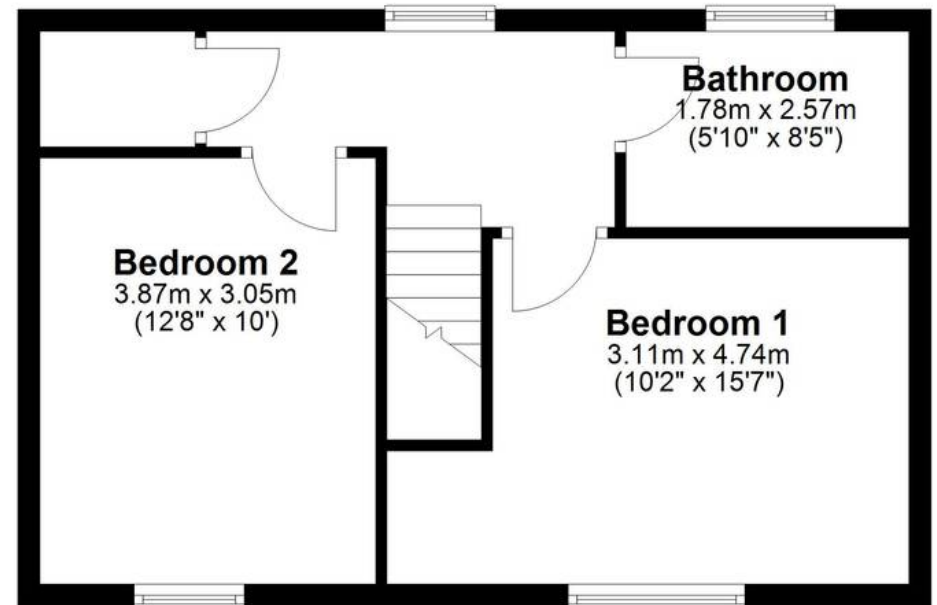
Ground Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 78.4 sq. metres (843.5 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.