



**5 Silbury Place High Street, Crediton, EX17 3JL**

Guide Price **£165,000**



# 5 Silbury Place High Street

Crediton

- Quiet yet central town cottage
- Recent kitchen and flooring
- Modern shower room
- 2 bedrooms
- uPVC double glazing and gas central heating
- Small area of outside space with store
- No chain

This period 2 bedroomed terraced cottage is delightfully located in a quiet tucked away position, close to the High Street with its wide range of amenities immediately on hand. Positioned in a courtyard setting, Silbury Place is just a handful of cottages and a reminder of what a lot of the local alleyways off the High Street would have been like in years gone by. Over the past few years, it has undergone a programme of improvement which includes a modern kitchen and flooring, a modern shower-room, up to date electrics and windows to name but a few. This means there's little for a new owner to do except move in.

The layout offers a living room with a former fireplace adding a feature and the window which overlooks the front. There's the stairs to the first floor (behind the door) and an opening into the kitchen. The shower room is on the ground floor and also houses the central heating boiler. On the first floor are the two bedrooms, accessed from the landing.







Outside is decking and paving plus a timber storage shed, ideal for bikes etc. The roof has been re felted and maintained in the last 10 years. There is no parking but it's only a short walk to St Saviours Way public car park and an annual pass can be purchased from the local council.

Please see floorplan for room sizes

Current Council Tax: Band B – Mid Devon

Approx Age: 1800

Construction Notes: Cob/stone and tiled roof

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

Drainage: Mains drainage

Heating: Gas fired 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 secondary school with sixth form (Queen Elizabeth’s). In addition, it boasts a brilliant gym and leisure centre for New Year’s resolutions, three supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

**DIRECTIONS** : For sat-nav use EX17 3JL and the What3Words address is [///asks.stiletto.enhanced](https://www.what3words.com/asks.stiletto.enhanced)

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

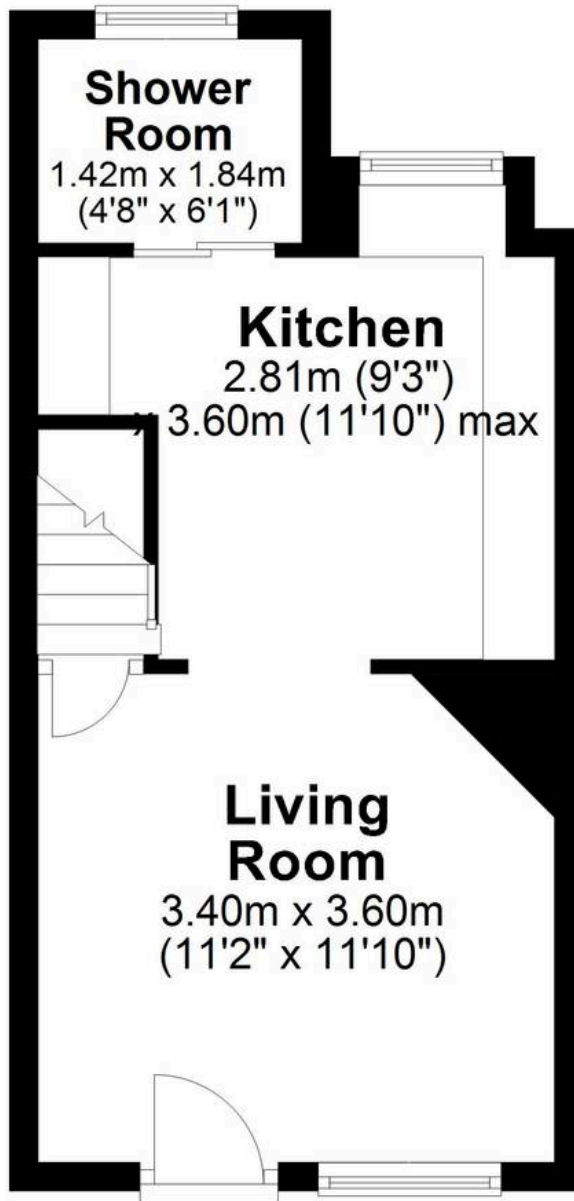
From the centre of the High Street, proceed on foot through the archway between Charlesworth Nichol and Pinar takeaway and bear right under a second archway into a courtyard of cottages. Number 5 will be found in the far right hand corner. Parking is available in the town nearby. .





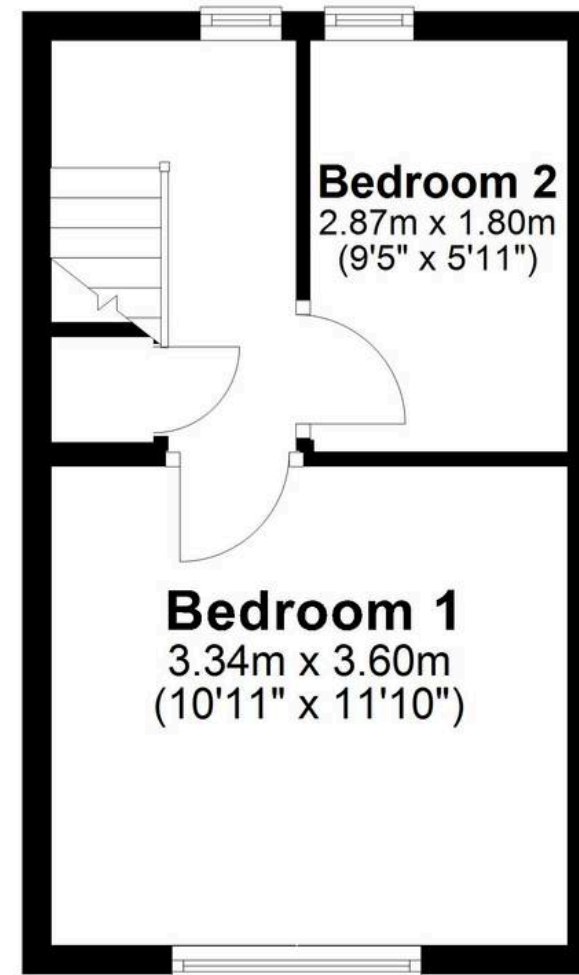
## Ground Floor

Approx. 26.1 sq. metres (280.6 sq. feet)



## First Floor

Approx. 22.7 sq. metres (244.9 sq. feet)



Total area: approx. 48.8 sq. metres (525.4 sq. feet)





## Helmores

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