



7 Parliament Street, Crediton, EX17 2BP

Offers Over £200,000

7 Parliament Street

Crediton

- Centrally located town house
- 3 bedrooms
- Courtyard
- Victorian features
- Kitchen /Diner
- Gas central heating
- Close to Newcombes Park
- Deceptively spacious

This period brick built 3 storey terrace house is superbly located on the level between the large open parkland of Newcombes and the wonderful Town Square with its cafés, farmers market & foody pub. The High Street with bus transport links is not far beyond, plus a doctor's surgery and library.

The house offers deceptively spacious three double bedroom accommodation benefitting from mains gas central heating throughout.

On the ground floor, there is an expanded living room, staircase hallway and kitchen/dining room fitted with ample cupboards, plus inset 4-ring electric hob, built-in stainless steel electric oven, and spaces for a washing machine, fridge and freezer. A cupboard houses the wall mounted mains gas central heating boiler (which also provides all the domestic hot water).





On the first floor there is a bathroom with low level wc, wash basin, large bath & a separate shower cubicle. There are also two double bedrooms on this level. The master bedrooms is located to the 2nd floor, and is a large well-proportioned room with ample space for a king sized bed & furniture.

Outside, the house has 2 courtyards, both of which are accessed from the kitchen/dining room. The larger having an outside water tap, and small covered area ideal for caged pets or bin storage etc.

Please see the floorplan for room sizes.

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

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1000mbps

Drainage: Mains drainage

Heating: Gas central heating

Listed: No

Conservation Area: Yes

Tenure: Freehold

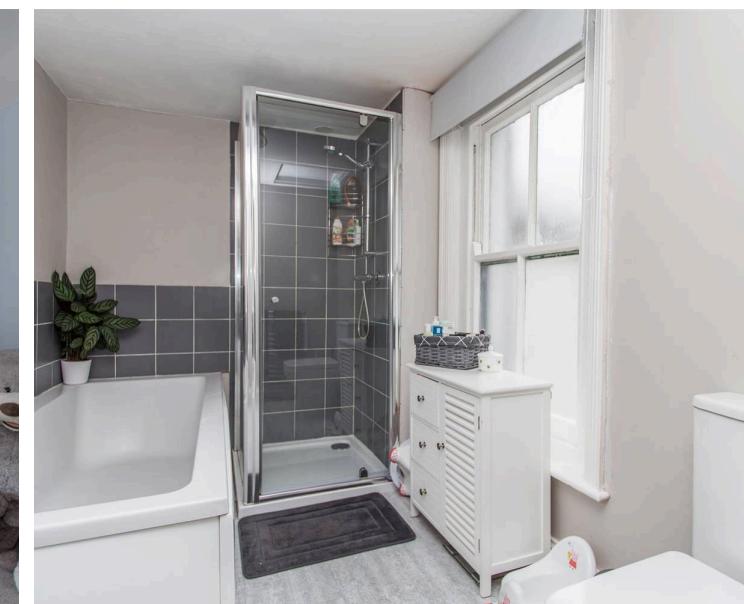
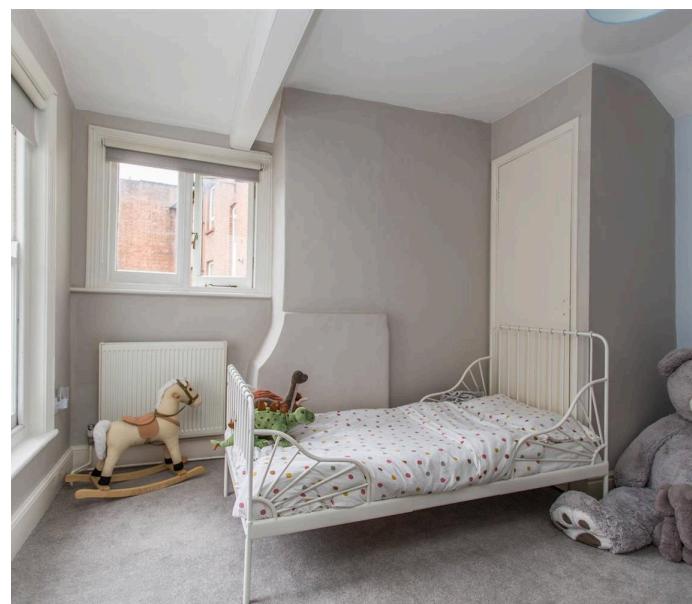


CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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 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 : From Crediton High Street, take Market Street down to the square, in the bottom right corner take Parliament Street and number 7 can be found along to the right.

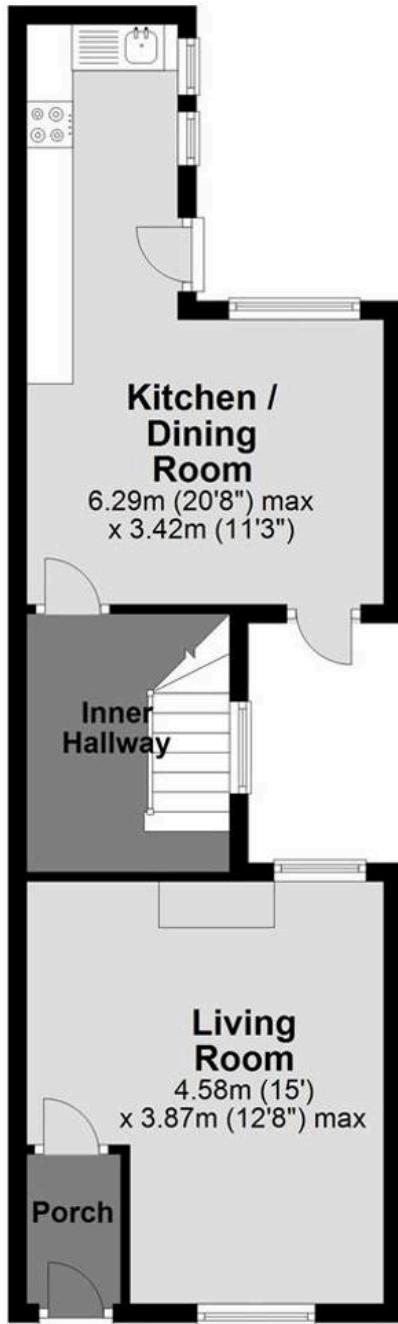
What3Words: ///windmill.prude.deflection

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.



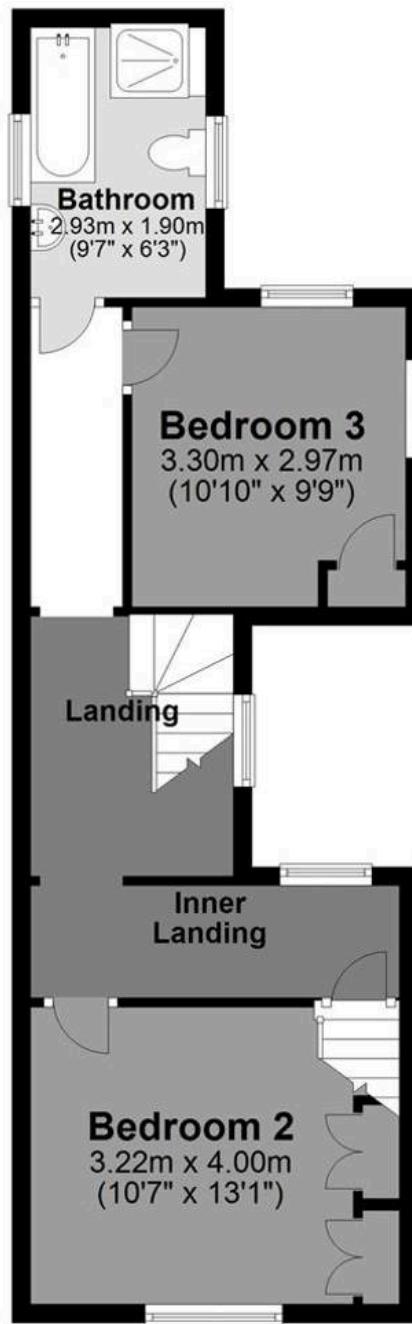
Ground Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



Second Floor

Approx. 19.6 sq. metres (211.5 sq. feet)



Total area: approx. 108.1 sq. metres (1163.7 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.