



8 Parliament Street, Crediton, EX17 2BP

Guide Price **£325,000**

8 Parliament Street

Crediton

- 4 double bedroom town house
- Central location just off the square
- Ample living spaces
- Well presented and ready to move into
- 2 shower rooms
- Gas central heating
- South facing garden
- Level access throughout

Since its creation, the Town Square in Crediton has become a focal point of the town with a range of cafes, a great pub and small independent shops. The seating areas provide a safe and central meeting place and the amenities of the town are just a short walk away. Also nearby is Newcombes Meadow, with its rec, a play park and bowling green – it caters for all ages. Just off the square, the historic Parliament Street is home to a row of brick town houses. Built over 100 years ago, they vary in size and layout with No 8 being one of the larger ones. Set out over 3 floors, there are ample and flexible living spaces with four double bedrooms and a sociable ground floor which opens onto the rear garden.

A welcoming entrance hall brings you in, creating a nice welcome buffer from the street outside. There's room for coats and shoes and this leads to the main living space which is two rooms, opened up into one larger room.





There's a living room with a wood-burner to the front and a dining area to the back with its original fireplace and the doors opening onto the rear garden and seating area. An extension is home to a well fitted kitchen with ample space, quarry tiled floor and is a light room with a velux to the vaulted roof. There's a stable door to the garden and an opening to a utility room with room for a fridge freezer and laundry goods, leaving them out of the kitchen. On the first floor is a large double bedroom with a large bathroom and then up again to the top floor with three further bedrooms and a shower room. The current owners have enjoyed this layout as their children have got older and had their own floor!

Outside, the garden to the rear is mainly level and a good size being off-set at the back of the house. It's got lawns and paved seating areas plus storage for bins/recycling etc.

Although there is no parking with the property, there is parking available nearby on the street, plus an annual permit can be purchased for the car parks in the town.

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.



Current Council Tax: Band C – Mid Devon

Approx Age: 1900

Construction Notes: Standard

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

Drainage: Mains

Heating: Mains gas

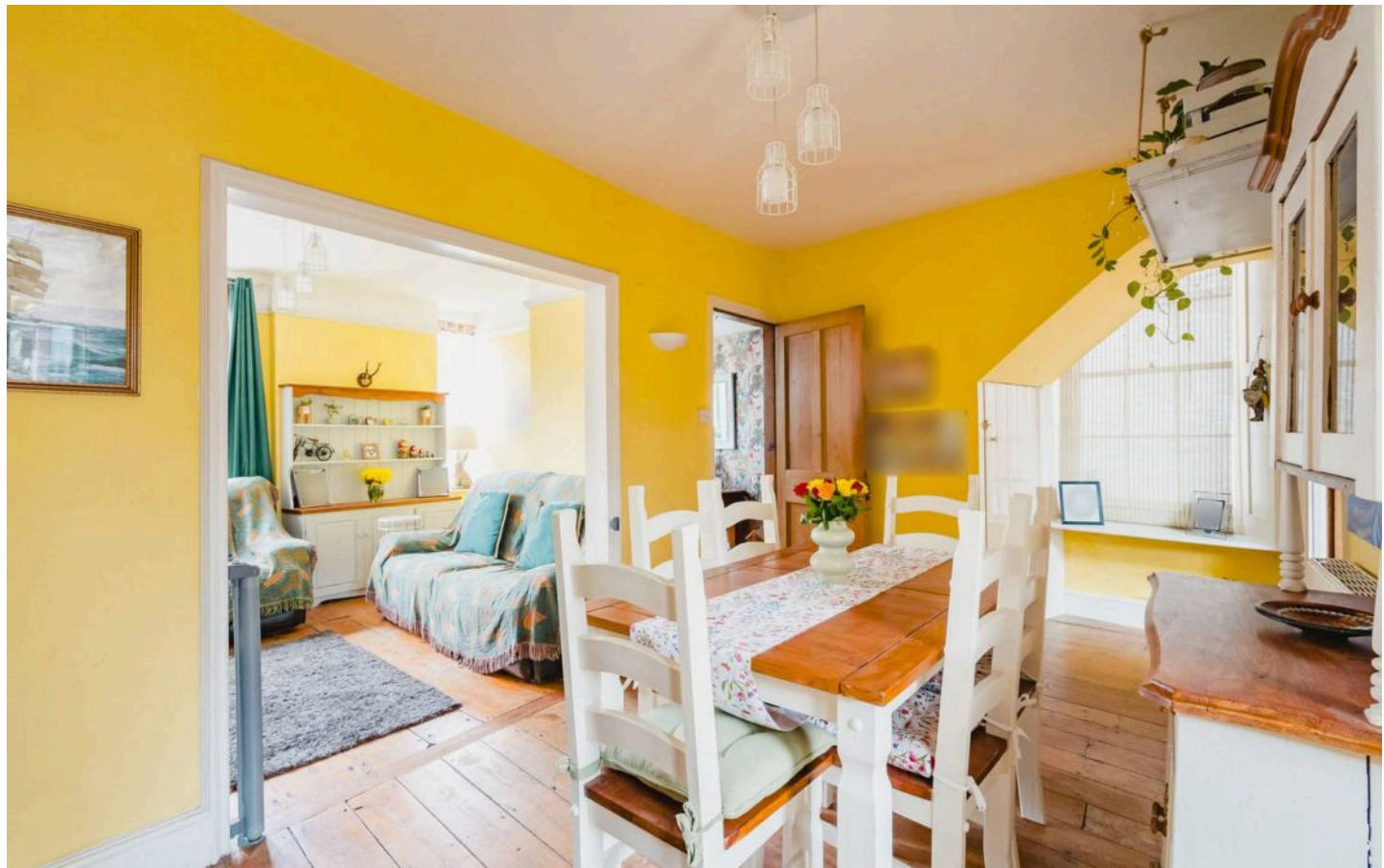
Listed: No

Conservation Area: Yes

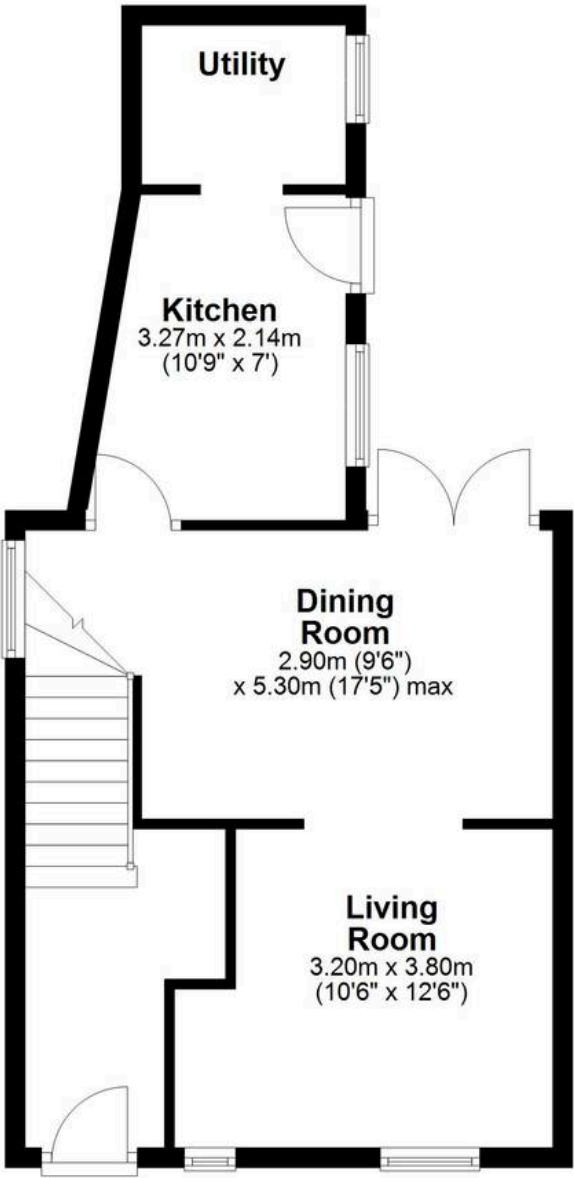
Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 2BP and the What3Words address is [///herring.names.rekindle](https://www.what3words.com/#!/en/EX17_2BP/111/herring.names.rekindle) but if you want the traditional directions, please read on.

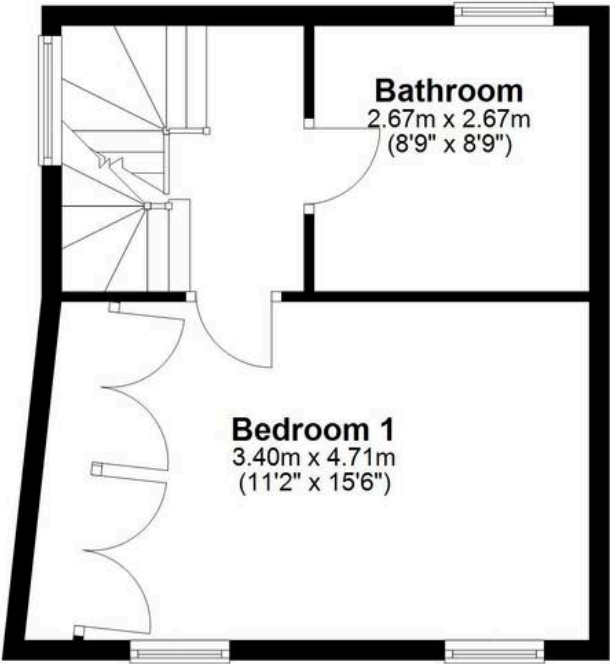
From Crediton High Street, turn into Market Street and into the town square. Pass the Three Little Pigs on the left and enter Parliament Street. The property will be found on the right. For viewings, parking is available in the square or Market Street carpark.



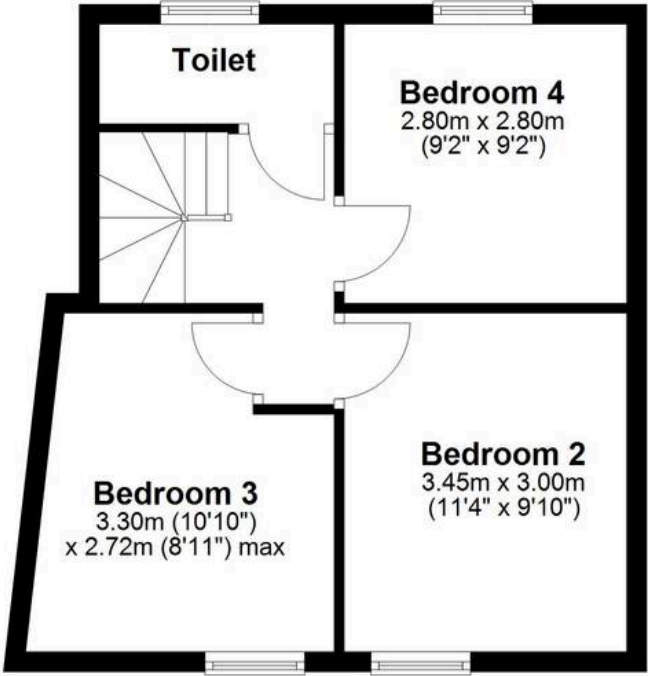
Ground Floor



First Floor



Second Floor





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.