



**72 High Street, Crediton, EX17 3JX**

Guide Price **£210,000**

# 72 High Street

## Crediton

- Charming character property
- Grade II listed
- 3 Bedrooms
- Private courtyard garden
- Spacious accommodation over 3 floors
- Kitchen/diner
- Large utility room
- End of High Street
- Close to shops and transport
- No onward chain!

This property can be found to the end of Crediton High Street close to the independent shops and cafes that Crediton has to offer. Spread over 3 floors, the well presented accommodation feels light and spacious with a wealth of charm and character and is being sold with no onward chain.

The entrance hall runs through to the back of the property and has attractive wooden panelling, the lounge to the front has built in cupboards with shelves and a wooden fire surround. The kitchen has an array of solid wood units with a freestanding electric double oven and a stainless steel sink, a window gives a lovely outlook over the courtyard and there is plenty of room for a table. The utility room is an added bonus with a sink and space for fridge/freezer and white goods along with plentiful undercounter storage.





On the first floor there is a front large double bedroom and a large landing area which has space to accommodate a home office, a 2nd bedroom leads through to the bathroom with shower enclosure, WC and sink. On the top floor there is a lovely bright attic style room with built in cupboards and eaves storage. The windows are wooden single glazed (secondary glazing in the front lounge) and there is gas central heating.

Outside there is a pretty courtyard with an outside WC with sink. To the side there is a storage shed with a rear door that leads to a right of way out to the high street.

Agents Note: There is a flying freehold element to the property, please enquire with the office for more details.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £2034.67

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

Broadband within this postcode: Ultrafast 1800Mbps

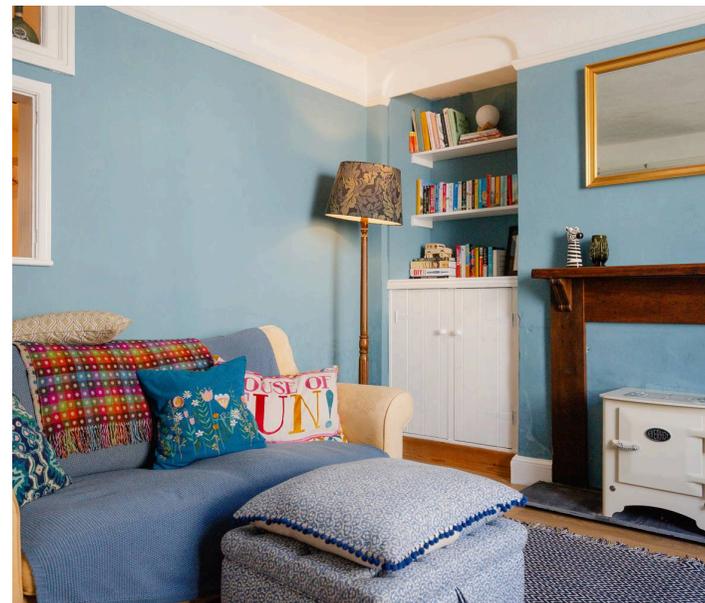
Drainage: Mains drainage

Heating: Mains gas central heating

Listed: Grade II

Conservation Area: Yes

Tenure: Freehold



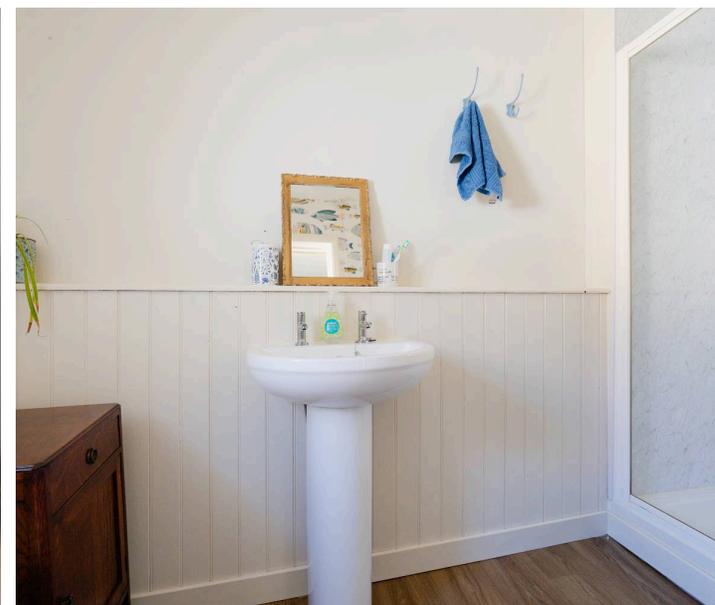
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

**CREDITON** is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopic in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

**DIRECTIONS :** From Crediton High Street head in a westerly direction. Number 72 can be found on the southern side of the High Street marked with a Helmores board.

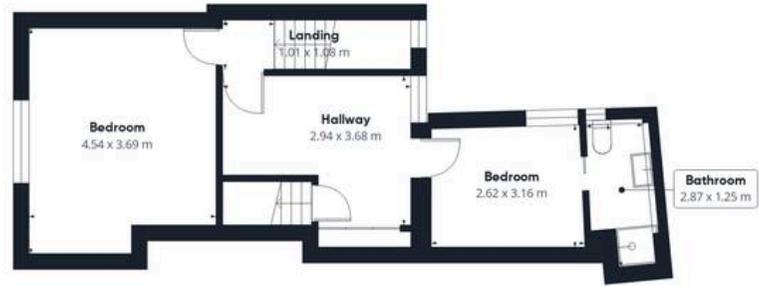
For Sat Nav: EX17 3JX

What3Words: ///ripen.sprains.jaws





Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
112.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Helmores

Helmores, 111-112 High Street - EX17 3LF

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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.