



Coti Peoples Park Road, Crediton, EX17 2DA

Guide Price **£395,000**

Coti Peoples Park Road

Crediton

- Victorian Villa
- Beautifully presented
- 3 Bedrooms
- Open plan kitchen/diner
- Garden studio
- Enclosed south-facing garden
- Courtyard with outbuildings
- High quality finishes
- Easy access to town centre & transport links
- Sun deck with views
- EPC: D

In an elevated position in the market town of Crediton is this Victorian Villa backing onto a park. The property is filled with light and space and has been beautifully upgraded by the current owner. Peoples Park is just a short walk into the town centre offering the benefits of shops, cafes and restaurants.

The kitchen is open plan with space for a farmhouse sized dining table, there are bespoke fitted units with dresser style built in cupboards at one end. Moveable butcher blocks create an island separating the dining from kitchen side, there is a slatted cupboard housing the double oven and fridge and a counter top induction hob. The sink is ceramic and the flooring throughout the kitchen and hall is solid bamboo. The lounge is south facing, light and spacious with built in book cases and an inglenook brick fireplace, the patio doors are situated in the large bay window overlooking the garden.





Upstairs there are two bedrooms overlooking the garden, one a double and one single, the further double bedroom overlooks the park. The bathroom has a large shower enclosure with white suite WC and sink. The windows are hardwood bespoke double glazed and the heating is gas fired central heating. 10 solar panels (owned outright) with 2 x batteries provide a very economical house to run. Outside the entrance leads into a courtyard area with an outside WC and shed which has power and water perfect for storage and washing facilities and access to the main garden is to the side. A composite decking sun terrace with stylish rope design edging is a great place for outdoor dining and relaxing in this South facing position with views over the town and countryside beyond. The lawned area with flower and shrub borders leads down to the rose pergola and along to the fruit garden with blackcurrants, raspberries, apples, pears, plums and gooseberries. The garden room at the bottom of the garden is a versatile space suitable for craft room, home office, play room or studio, there is wifi and has great insulation for enjoyment all times of year. Parking is on-street beside the property.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2325.34

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

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Solar: Yes, 10 panels and 2 x batteries

Heating: Mains gas central heating

Listed: No

Conservation Area: Yes

Tenure: Freehold

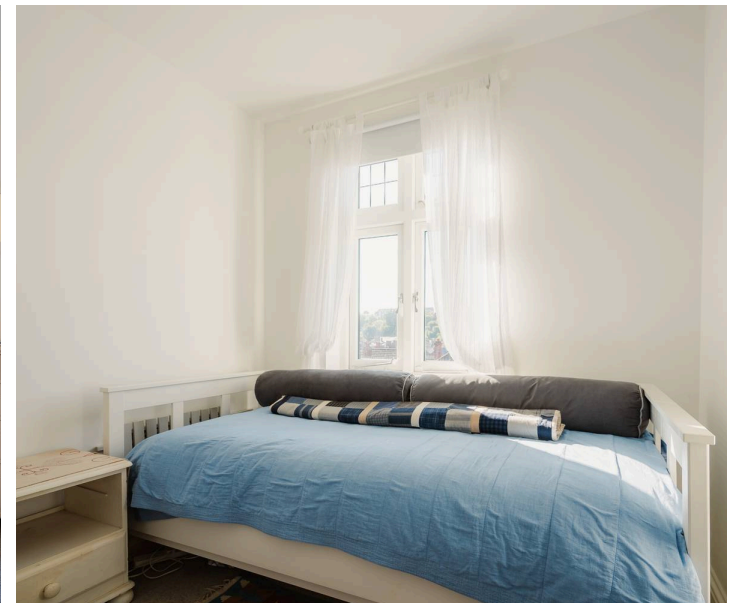
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

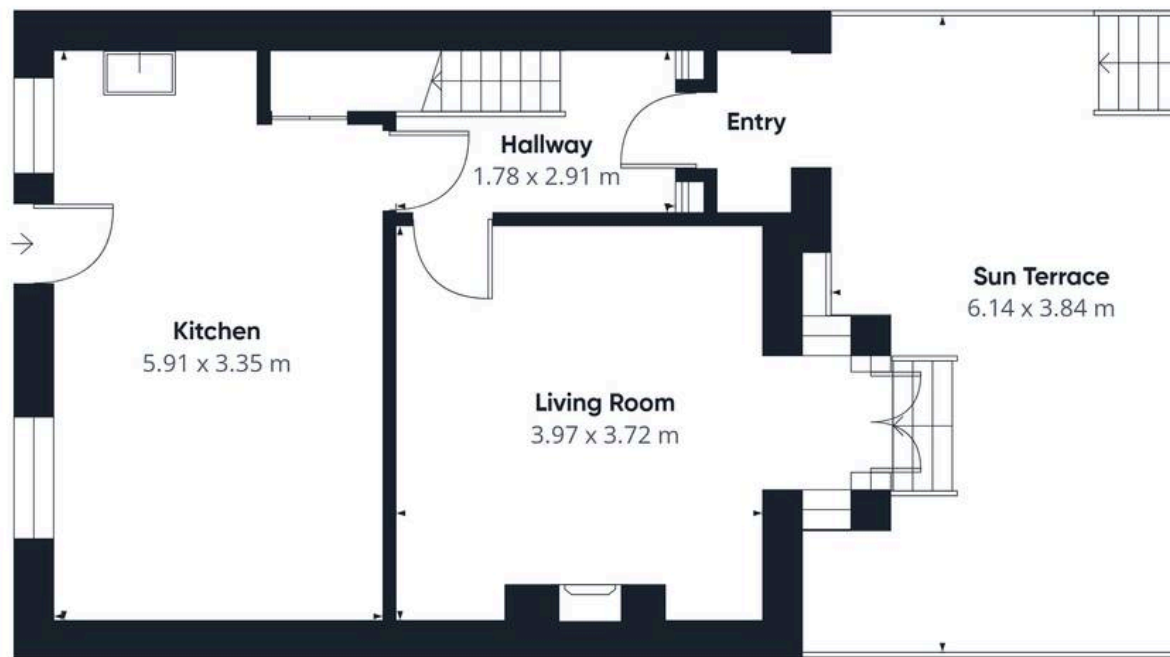
CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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 Bishopric 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 take Searle Street and turn right onto People's Park. Coti can be found along to the right.

For Sat Nav: EX17 2DA

What3Words: ///signified.hears.joked





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

82 m²

Balconies and terraces

22.3 m²

(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

01363 777 999

property@helmores.com

helmores.com/

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.