



South View, Park Street, Crediton, EX17 3HL

Guide Price **£375,000**

South View, Park Street

Crediton

- Great potential to extend and improve!
- Imposing 1950's detached house
- Individual position with large gardens
- Large garage and ample off-road parking
- Currently three bedrooms and two reception rooms
- Lower ground floor utility / workshop
- Period features and lovely views
- Oil fired central heating (gas to the road)
- Being sold with no onward chain

South View was built shortly after the second World War on land originally owned by The General Sir Redvers Buller as a former fruit garden. Planning was granted and an imposing property was built in a stunning walled garden setting within just a short walk of the town centre

There is fantastic scope to create a wonderful family home here, although work will be required throughout and to really maximise its potential, extending and reconfiguring would be well worthwhile here.





The current accommodation largely faces south and reaches 113sqm / 1,225sqft. It includes a spacious living room with recently added woodburning inset stove and open plan kitchen/diner with pantry. A door from the kitchen accesses the external covered staircase which leads down to the utility room/workshop with a window to the garden and former coal store. Proceeding upstairs we find three bedrooms all taking in far reaching views, and to the far end of the semi-galleried landing, a wet-room with a shower and sink. The house has central heating via an external oil-fired boiler, although there is gas in the road if you wanted to bring this up to the house itself.

Outside: Off Park Street is a single parking space in front of the large garage, which is open to the rear and so offers further parking for at least 4 vehicles. The main south facing walled garden measures some 20m x 19m and is largely lawned with a polytunnel. To the side (9.5m long x 5.85m wide) could offer the best place to add a two-storey extension (subject to permissions), although there are multiple options. A footpath leads up from the parking area behind the house, with mature flower beds either side.

The house is being sold with no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: Mid Devon DC: D £2616.00 (2025/26)

Utilities: Mains electric, water, telephone and broadband

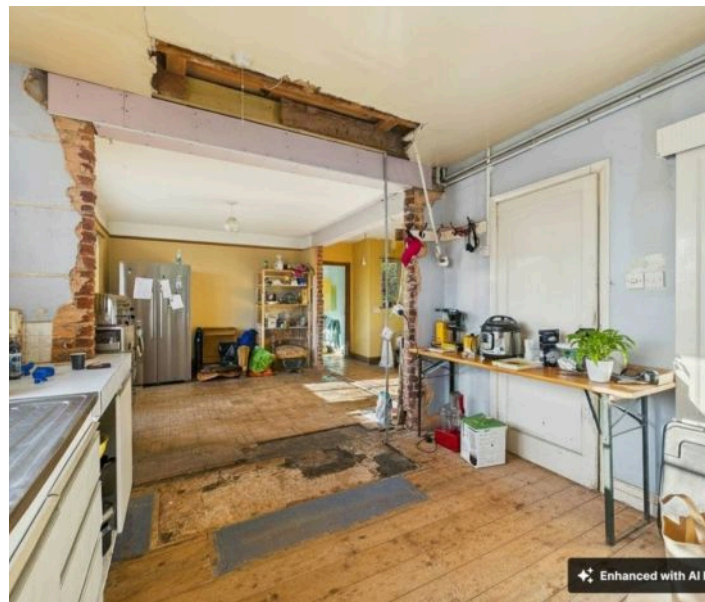
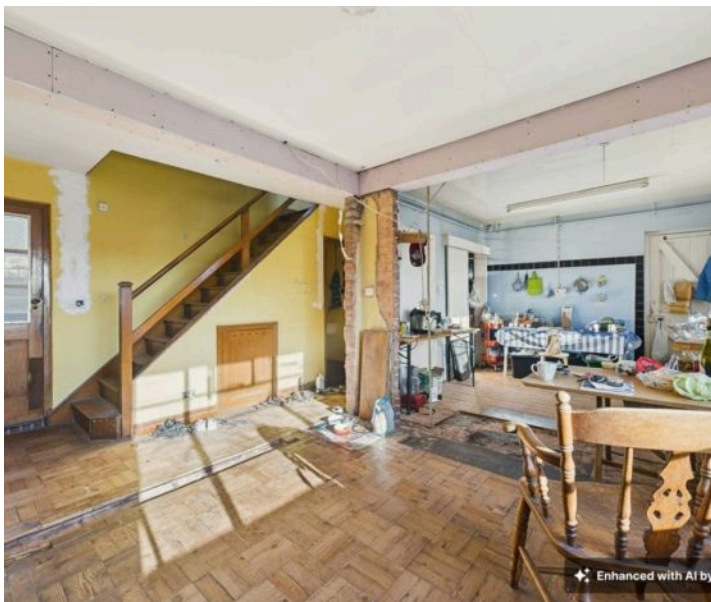
Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: 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.

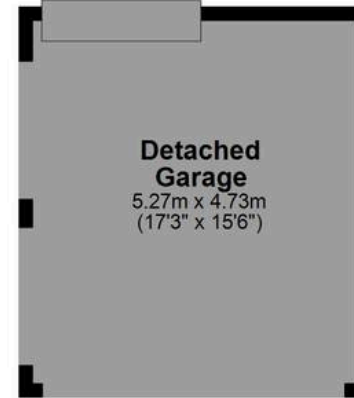
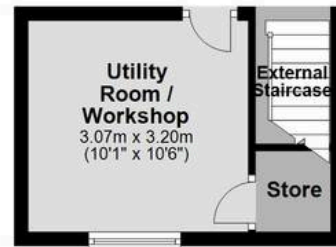
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

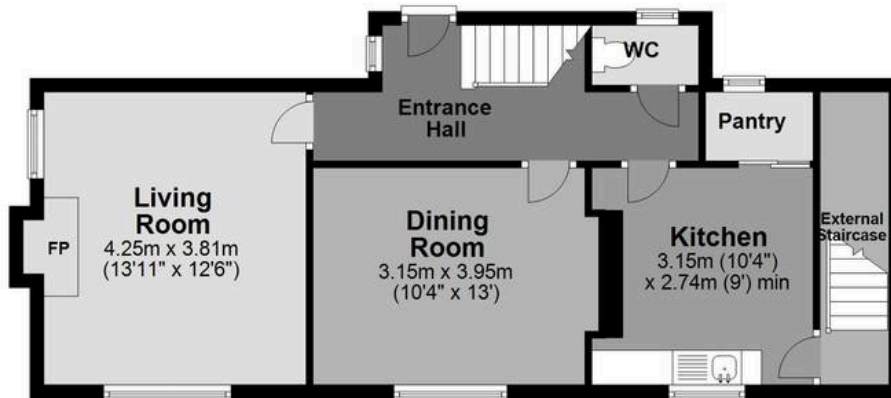




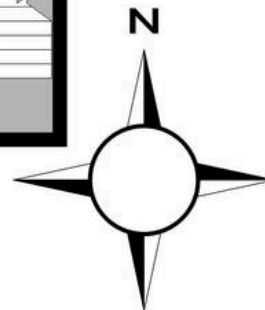
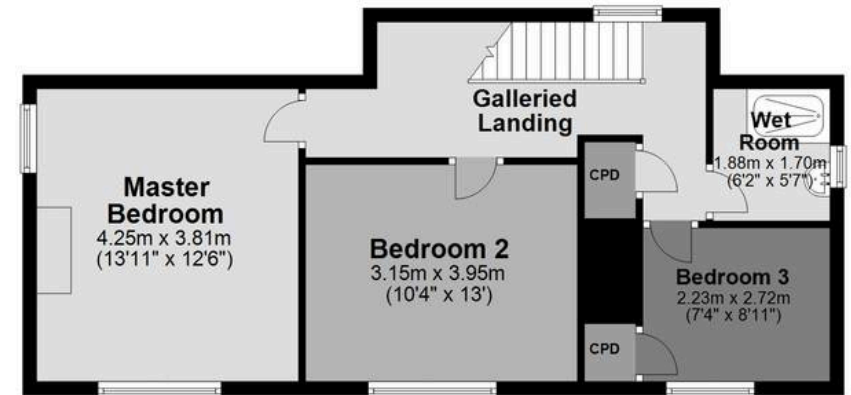
Lower Ground Floor
Approx. 9.8 sq. metres (105.7 sq. feet)



Ground Floor
Approx. 50.5 sq. metres (543.0 sq. feet)



First Floor
Approx. 53.5 sq. metres (576.3 sq. feet)



Total area: approx. 113.8 sq. metres (1225.1 sq. feet)



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: For Sat-Nav used EX17 3HL, South View is found on your left if proceeding up Park Street.

What3Words: [///duos.drones.homes](https://www.what3words.com/duos.drones.homes)





Helmores

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