



**36 Butt Parks, Crediton, EX17 3HE**

Guide Price £235,000

## 36 Butt Parks

Crediton

- Mid terrace home
- 3 Bedrooms
- Parking for 2 vehicles
- Rear enclosed garden
- uPVC double glazing
- Popular town location
- Easy access to bus & train
- No onward chain

36 Butt Parks is a three-bedroom home set in a practical residential area of Crediton, with off-road parking and an enclosed rear garden. The property is being sold with no onward chain.

The kitchen is fitted with solid wood units and includes a useful pantry cupboard, along with space for white goods and a kitchen table. It's a workable, everyday space with room to move and store. The lounge looks out over the rear garden and centres around a feature fire surround, giving the room a comfortable focal point. There's good natural light and space for both seating and storage. Just off the hall is a separate utility area with plumbing, open shelving and a door leading directly out to the rear garden, helping to keep laundry and practical tasks tucked away from the main living space.





Upstairs, there are three bedrooms. Two (a double and a single) overlook the rear garden, while the main double bedroom sits at the front of the house. The bathroom is fitted with a white suite, including a bath with an electric shower over, and finished with floor-to-ceiling tiling.

Outside, the front of the property provides parking for two vehicles. The rear garden is enclosed and set out with a mix of decking and chippings, making it easy to maintain, and includes a garden shed for additional storage. There is rear garden access from a path that leads behind the property.

The house benefits from uPVC double glazing throughout and night storage heating.

Please see the floorplan for room sizes.

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

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 2000Mbps

Drainage: Mains drainage

Heating: Electric Night Storage

Construction: Brick

Listed: No

Conservation Area: 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.

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

The property is being sold on behalf of an estate following a bereavement. The seller may have limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.





Approximate total area<sup>(1)</sup>  
70 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





**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 the A377 in an Easterly direction and take a left turn onto Park Road. Take a left turn into Winswood and a further right until you reach Butt Parks. Turn left and continue around to the top where you will find number 36 on the left.

For Sat Nav: Ex17 3HE

What3Words: ///chosen.business.global



## Helmores

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