



**18 Mill Street, Crediton, EX17 3AA**

Guide Price **£110,000**

## 18 Mill Street

Crediton, EX17 3AA

- Renovation project
- 2 Bedroom Cottage
- Enclosed garden
- Inglenook fireplace
- Close to shops & public transport

A two-bedroom cottage on Mill Street, within easy walking distance of the shops and public transport links in Crediton.

The property now requires full renovation and offers clear scope for improvement throughout. For someone ready to take on a project, it presents the opportunity to rework the layout and finishes to suit their own ideas and style.

There is an inglenook fireplace in the main living space, providing a character feature to build around as part of any future plans. Outside, the enclosed garden offers manageable outdoor space with potential to landscape or reconfigure.

Currently empty, the cottage is ready for refurbishment straight away. With vision and effort, there is real potential here to create a thoughtfully updated home in a convenient town setting





Please see the floorplan for room sizes.

Current Council Tax: Band A- Mid Devon 2025/26 -  
£1,744.00

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 2000Mbps

Drainage: Mains drainage

Heating: N/A

Construction: Cob/Stone

Listed: No

Conservation Area: Yes

Tenure: Freehold

**Boundaries, Access & Parking:**

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.

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.

**Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

### Virtual Staging:

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.

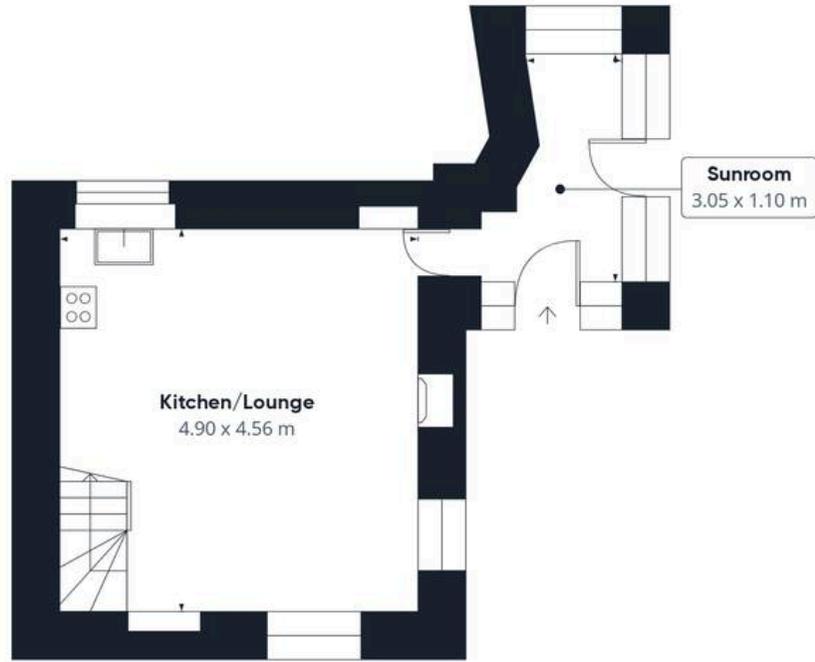
### DIRECTIONS

From Crediton High Street, take the A377 in an Easterly direction. After the Church take a left turn onto East Street and at the end on the corner of Mill Street, Corner Cottage can be found on the right marked with a Helmores board.

For Sat Nav: EX17 3AA

What3Words: ///baguette.smoothly.trinkets





Floor 0



Floor 1



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

47.3 m<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

**GIRAFFE360**



## Helmores

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