



**11 Barn Park, Crediton, EX17 3JD**

Guide Price **£240,000**

# 11 Barn Park

## Crediton

- Three-bedroom mid-terrace house in a quiet residential close, plus no onward chain
- Well-presented home offering straightforward living and potential to personalise over time.
- Elevated position on the edge of town and easy access to the High Street
- Bright living room with large feature window creating a light and welcoming space
- Sociable kitchen and dining room spanning the rear with doors opening onto the garden
- Fully tiled first floor bathroom
- Updated with uPVC double glazing and mains gas central heating
- Level front garden with pathway to the entrance and side access to the rear
- Generous rear garden with lawn, decking and raised beds creating a practical outdoor space
- Potential to create off-road parking to the front, subject to the usual consents

Located on the southern edge of Crediton, Barn Park is a small residential close set in an elevated position with views across the town rooftops. The location works particularly well for those wanting easy access into the centre, with steps linking directly to the High Street from Barnfield, while countryside walks into the rolling Devon hills begin just moments from the doorstep. The town itself provides a good range of everyday amenities along with regular bus and rail links to Exeter.





The house forms part of the later phase of the wider Barnfield area and sits amongst a small group of similar homes. It has been updated during the current ownership and more recently let, and is now offered for sale with no onward chain. The property benefits from uPVC double glazing and mains gas central heating.

Inside, the entrance hall leads into a bright living room with a large feature window. Across the rear of the house is the kitchen and dining room, which provides a sociable everyday space with doors opening onto the garden and a connecting opening through to the living room. It's worth noting that a section of the skim coat in the kitchen has cracked and the seller will arrange for this to be repaired prior to exchange of contracts.

Upstairs there are three bedrooms, two of which include built-in storage, along with a fully tiled family bathroom.

Outside, the front garden is level with a path to the entrance and side access leading to the rear garden. Many neighbouring homes have created off-road parking to the front and there may be similar potential here, subject to the usual consents. The rear garden is a good size and mainly level, with lawn, decking and raised beds providing a practical outdoor space.

Overall, this is a straightforward and well located home within easy reach of the town centre and countryside, offered with the added advantage of no onward chain.



Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction:

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.

**Agents Notes:**

**Boundaries, Access & Parking:**

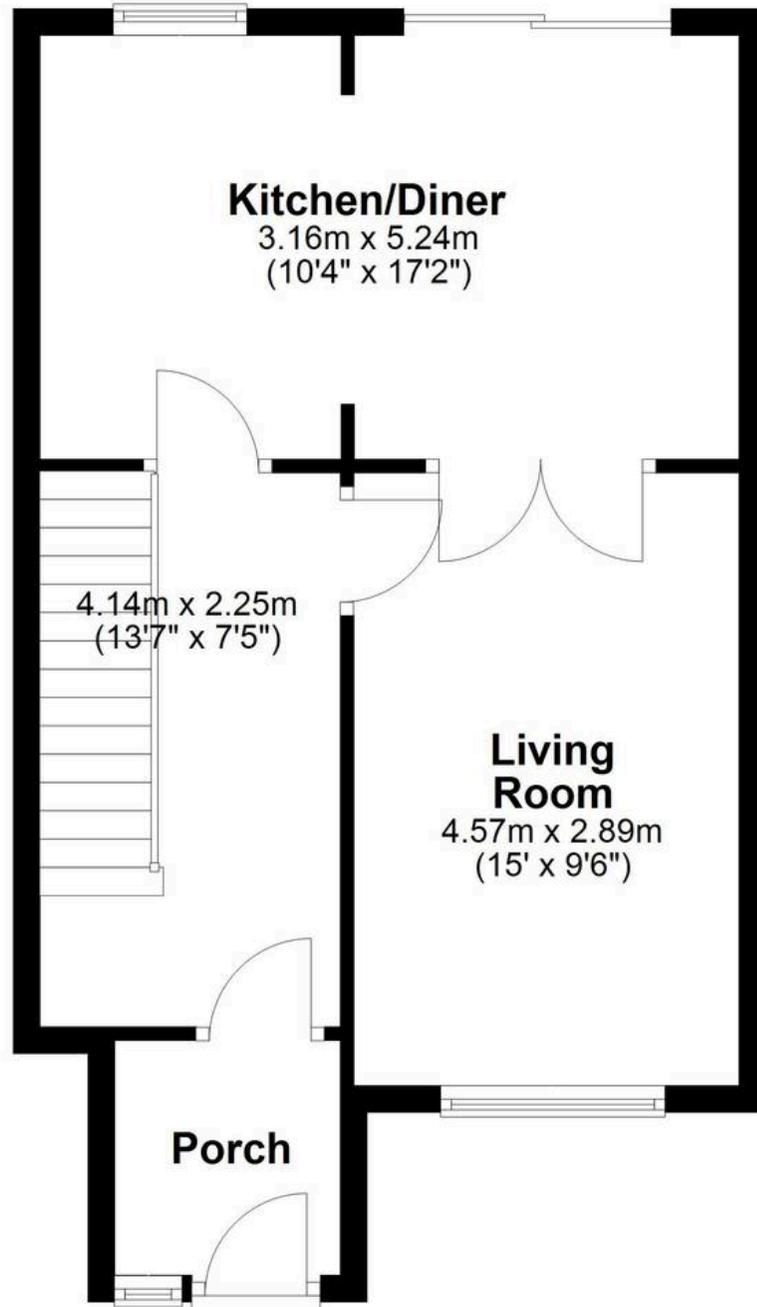
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

**Broadband & Mobile Coverage:**

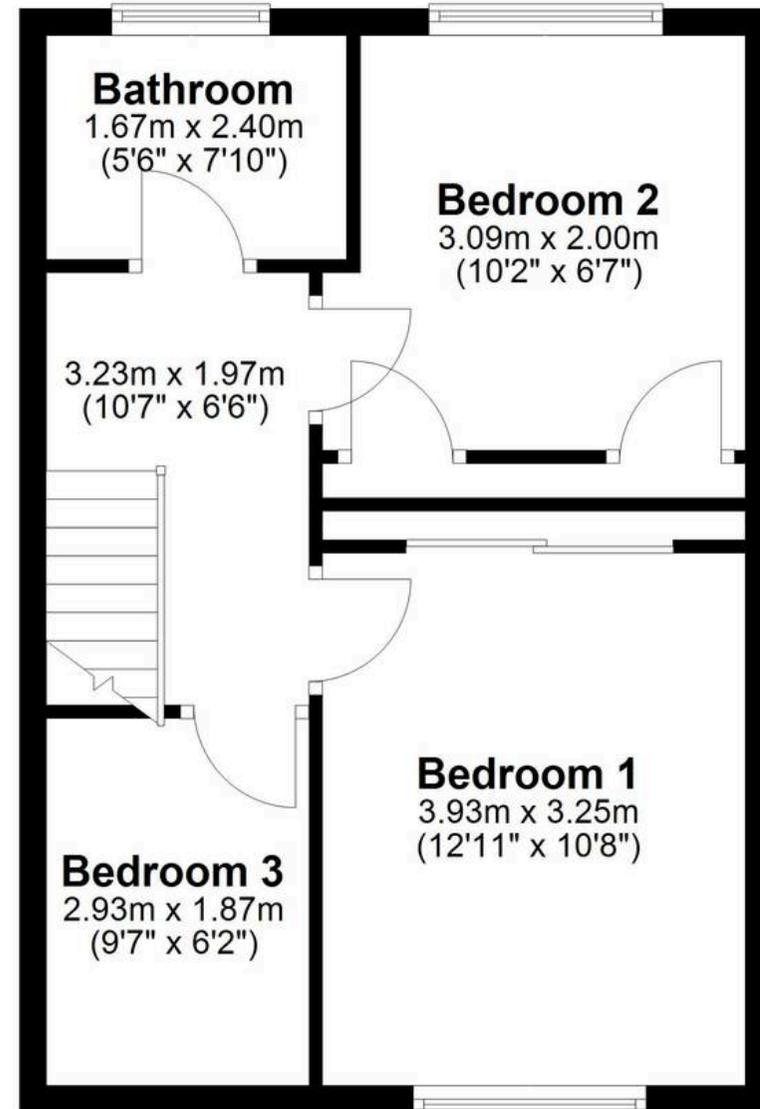
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.



## Ground Floor



## First Floor



**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.

**Chain Status / Vacant 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.

DIRECTIONS : For sat-nav use EX17 3JD and the What3Words address is [///fluid.loom.websites](https://www.what3words.com/#!/en/@@@fluid.loom.websites)

but if you want the traditional directions, please read on.

From Crediton High Street head towards Exeter and turn sharp right opposite the parish church into Bowden Hill and at the top turn sharp left and immediate right into Barnfield. Go all the way to the top, bearing left beside the school and then left into Barn Park. No. 11 will be found on the left.





## Helmores

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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.