



**22b High Street, Crediton, EX17 3AH**

Guide Price **£170,000**

## 22b High Street

### Crediton

- Tucked off of Crediton High Street
- 3 Double bedrooms
- Spacious accommodation over 3 floors
- Cellar with great storage
- Large kitchen
- Parking can be rented nearby
- Easy access to public transport & shops
- No onward chain!

A three-storey home set just off the High Street in Crediton, placing shops, cafés, restaurants and public transport within immediate reach.

The property is arranged over three floors, with an additional cellar level providing useful storage along with a WC and running water—practical for a range of uses.

On the ground floor, the kitchen/dining room is notably spacious, offering plenty of room for both cooking and everyday meals. From here, two separate staircases lead up to the first floor, adding a slightly different layout and a sense of character. The first floor includes a bright landing, a comfortable lounge and a double bedroom. On the top floor, there are two further double bedrooms along with a bathroom fitted with a shower over the bath. There is mains gas central heating and uPVC double glazing.

While there is no garden, the central location makes it easy to step straight out into the town, with everything close at hand.





The property is available with no onward chain. A parking space nearby can also be arranged by separate transfer, currently at a cost of £30.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2026/2 - £1828.71

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

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Stone/Block

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.



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 [benefits from / is subject to] a right of way [state location]. Buyers are advised to confirm details and legal status with their conveyancer.

We're informed by the seller that the property has shared use of the alleyway approach. Buyers should confirm maintenance responsibilities, rights of use and any associated costs with their conveyancer.

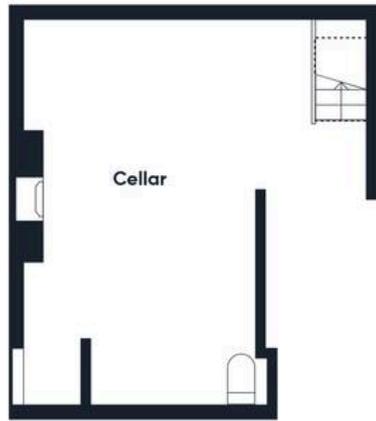
We're informed by the seller that part of the property extends over neighbouring properties, creating a flying freehold element. Buyers should confirm the extent and legal arrangements with their conveyancer and mortgage lender.

**DIRECTIONS :** On Crediton High Street, take the passageway to the right of the Bookery Book Shop and the property can be found up to the right.

For Sat Nav: EX173AH

What3Words: ///scrolled.spoken.landlady





Floor -1



Floor 0

Approximate total area<sup>(1)</sup>  
89.6 m<sup>2</sup>



Floor 1



Floor 2

(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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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.