



- Professionally updated end house
- Popular village location
- 3 bedrooms with family bathroom
- Kitchen/diner, living room and utility space
- Gardens to front, side and rear
- No chain



Guide Price £215,000

HELMORES
SINCE 1699

5 SCHOOL CLOSE, SHOBROOKE

Crediton EX17 1AX



These places don't hang around for long and I'm sure this will be no exception. It's an end terraced house (end of 3) and following a period of being let, has now been professionally updated before being brought to market. The whole property has been redecorated (inside and out) and benefits from double glazing, cavity wall insulation and modern electric heating. Being off the main road with the village, it's a lovely position with plenty of walks and with Crediton just 5 minutes by car and Exeter 20 minutes, it's a perfect location too.

The layout has a living room running front to back and a kitchen/dining room plus a useful utility space (plumbing for washing machine) which opens to the side of the property. On the first floor are 3 good sized bedrooms and the family bathroom.

Outside, a pathway leads over the walled front garden (approx 6.5m x 8m) to the front door and pathways lead to the side. It's worth noting that the area to the side is also great garden space (approx. 10m x 4m) At the back, the lawned garden (approx. 3.5m x 8m) has hedging and a gate giving rear access.

Please note that there isn't a garage or allocated parking with the house but there is residents parking and quiet on street parking close by.

Please see the floorplan for room sizes.

Council Tax: B

Utilities: Mains water, electric, telephone & broadband

Drainage: Mains drainage

Heating: Electric heating

Listed: No

Tenure: Freehold

EPC : F

Directions

From the High Street, proceed down the town (easterly) pass the parish church on your left and bear left into East Street and then left into Mill Street. Continue into Exhibition Road and leave the town reaching Creedy Bridge. Go over the bridge and then first right signed to Shobrooke. Enter the village and continue down the hill. School Close will be found towards the bottom of the hill on the right.

SHOBROOKE is a village, parish and former manor – located 1½ miles north east of Crediton. The village backdrop is that of smaller hills, and brief woodland ridges, with oak and ash commonplace – interspersed by a collaged, arable landscape, of frequent colour. The name 'Shobrooke' is derived from the old English words 'succa' and 'broc', meaning 'Hob-goblin Brook'. Nearby lies Shobrooke Park, a spacious country estate, open to the public, with many wizened and ancient trees standing tall. Furthermore it claims a large fishing lake, and a grassy amphitheatre – for live music on summer nights. The Red Lion Inn offers B&B facilities, a beer garden with lush country views, excellent food and drink and a community shop. Plus, it provides a welcome rest stop to those travelling between Land's End and John O'groats. Shobrooke is in the immediate catchment area for the schools in Crediton. There a country bus route service to Crediton, Exeter and Tiverton.

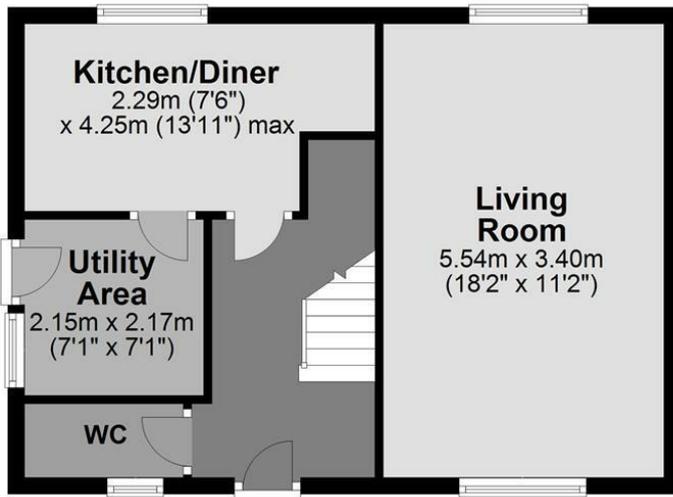
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If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

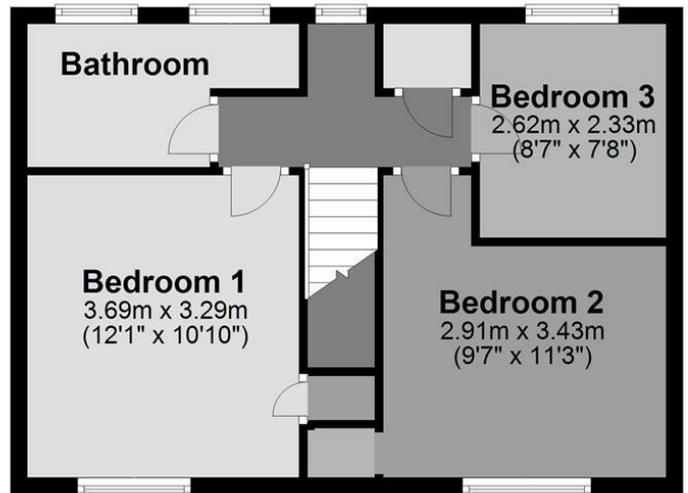
Ground Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 86.0 sq. metres (925.2 sq. feet)



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