



7 Charlotte Street, Crediton, EX17 3BB

In Excess of **£155,000**

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7 Charlotte Street

Crediton

- Great opportunity for a first time home or buy to let!
- Two double bedroom terraced house
- In need of some updating
- Lounge diner & kitchen
- Enclosed & level rear garden
- Upstairs white suite bathroom
- Gas central heating & uPVC double glazing
- Being sold with no onward chain

This mid-terraced house is centrally located with great access to schooling, transport links to Exeter & Crediton's amenities. Although it needs some updating and improving, in the right hands this is a great project to create a lovely home.

The accommodation includes two double bedrooms, served by an upstairs white suite bathroom.

Downstairs we have a lounge diner with scope to have an open-fire or wood-burning stove, a kitchen breakfast room



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and off the entrance, handy storage for coats and shoes as you come in the front door. There is mains gas central heating via a modern Ideal boiler, plus uPVC double glazed doors and windows throughout.

To the rear is a level and enclosed garden (4.36m x 3.65m (average) which is low maintenance and is accessed from the kitchen. It has a rear gate to head towards East Street where on street parking is found. Immediately behind the garden is an off-road parking space which may be available to rent or buy from a neighbouring property owner.

Please see the floorplan for room sizes.

Current Council Tax: A (£1,457pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

DIRECTIONS: For Sat-Nav use EX17 3BB

What3Words: ///deploying.helpful.fewest



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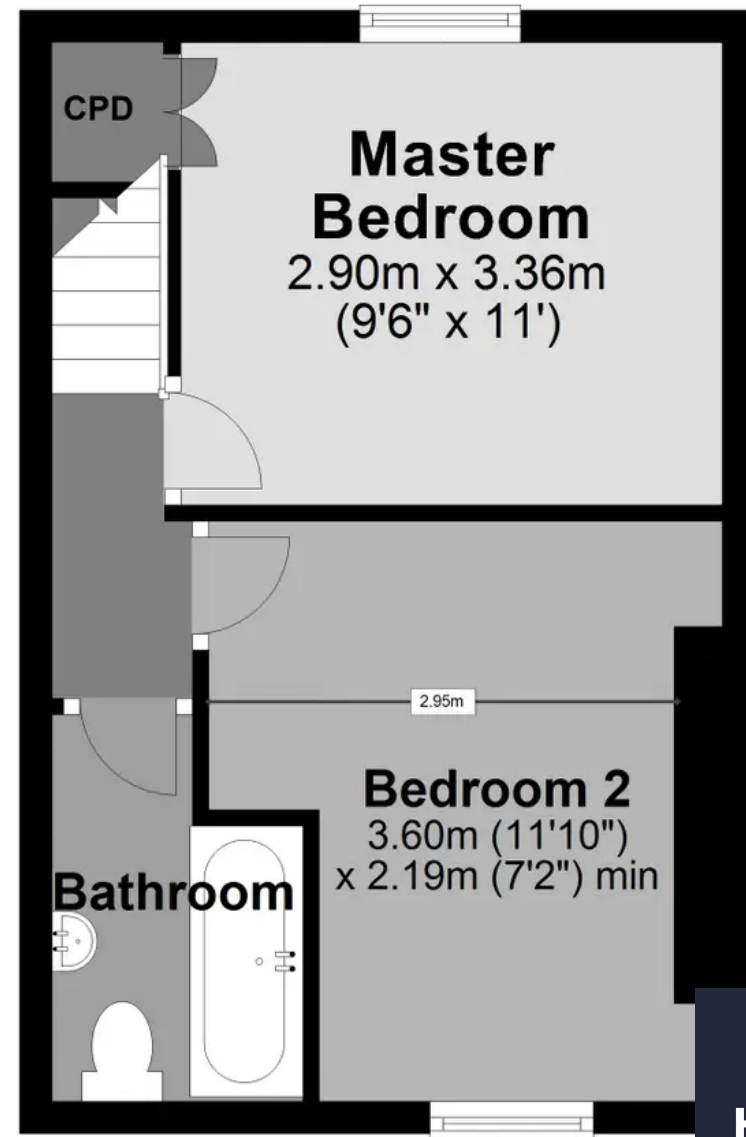
Ground Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)

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