



## Trevella, Western Road, Crediton, EX17 3LT

Offers Over £295,000

**HELMORES**  
SINCE 1699

# Trevella, Western Road

Crediton

- 3 bedroom semi-detached house
- 2 reception rooms and large kitchen
- Over 3 floors and could easily be made into 4 beds
- Plenty of character throughout
- Beautiful walled rear garden with patio
- Tucked away town location
- On a bus route
- No chain

We're always delighted when we can bring a house to the market that hasn't been sold for a long time. Not only that, this is a hidden gem in the town that many wouldn't even know is there. Located just off Western Road, it's a short walk to the town and on a bus route directly to Exeter. Schools are very close by too which makes it an ideal town base for a number of buyers. It's been rented to the same family for over 20 years and now being sold. The red brick façade is attractive and internally there is plenty of space to enjoy over 3 floors. It's got uPVC double glazing, gas central heating and mains services.



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The central hallway from the front door gives access to the two ground floor reception rooms, one used as a living room and the other as a study or dining room. The layout is flexible given the choice of rooms on the ground floor. To the rear is a kitchen/dining room which opens into a utility (or kitchen extension!) with further workspace and storage. There's an understairs cupboard and door to the garden. On the first floor is a large linen cupboard (off the stairs) and then a large dual aspect master bedroom which could be split into 2 rooms (stp) as it has 2 windows and is big enough although it is a lovely room as it is. There's another bedroom on this floor and a large bathroom. Up again is the 3rd bedroom in the loft, again a large room with character.

Outside, the house is accessed by foot over the lane and there is a side gate to access the garden (or from the hall). The garden is walled and is a lovely space with patio and plenty of space for a shed and pot plants etc. the garden is approx. 6m x 8.5m in total.

There is no designated off-road parking with this house but parking is available free of charge on the surrounding streets.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2023/24 - £1851.08

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

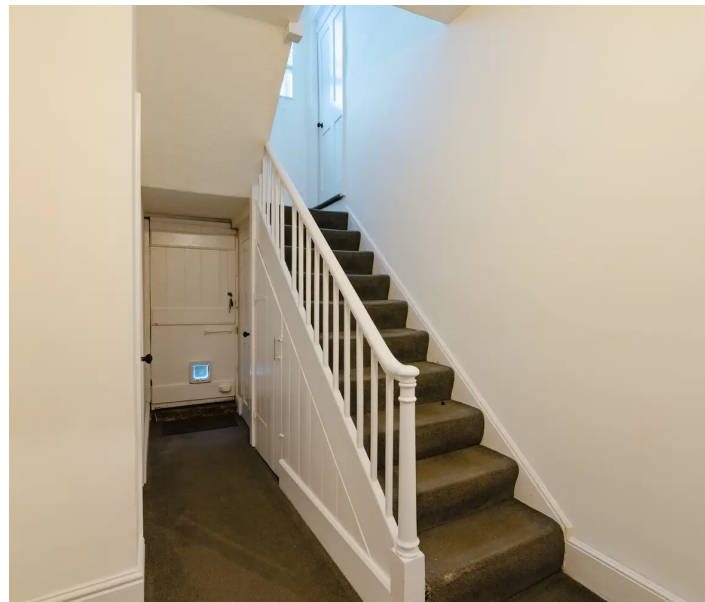
Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold



## VIRTUAL STAGING

We've created some virtually staged images for this property to spark your imagination and showcase furnishing ideas. Please note that these images are illustrative and the property is offered for sale unfurnished.

**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted "outstanding" sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

### DIRECTIONS :

For sat-nav use EX17 3LT and the What3Words address is [///resolves.multiples.counts](https://www.what3words.com/@@@resolves.multiples.counts)

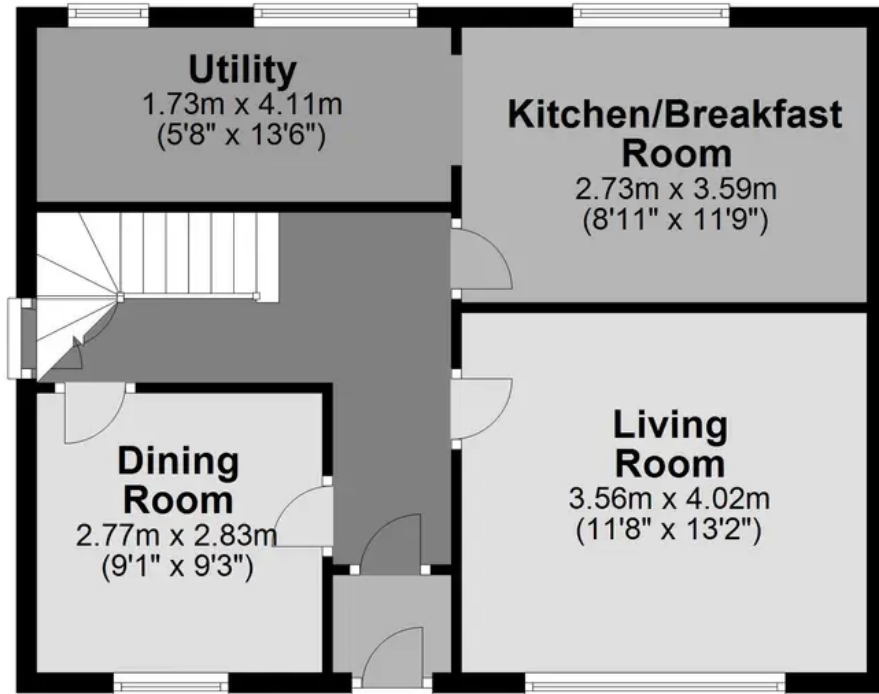
but if you want the traditional directions, please read on.

From Crediton High Street head towards The Green and at the traffic lights, go straight over. The property is up a small lane on the right (between the two school car parks). For viewings it's probably best to park in St Lawrence Green/St Martins Lane and walk to the house.



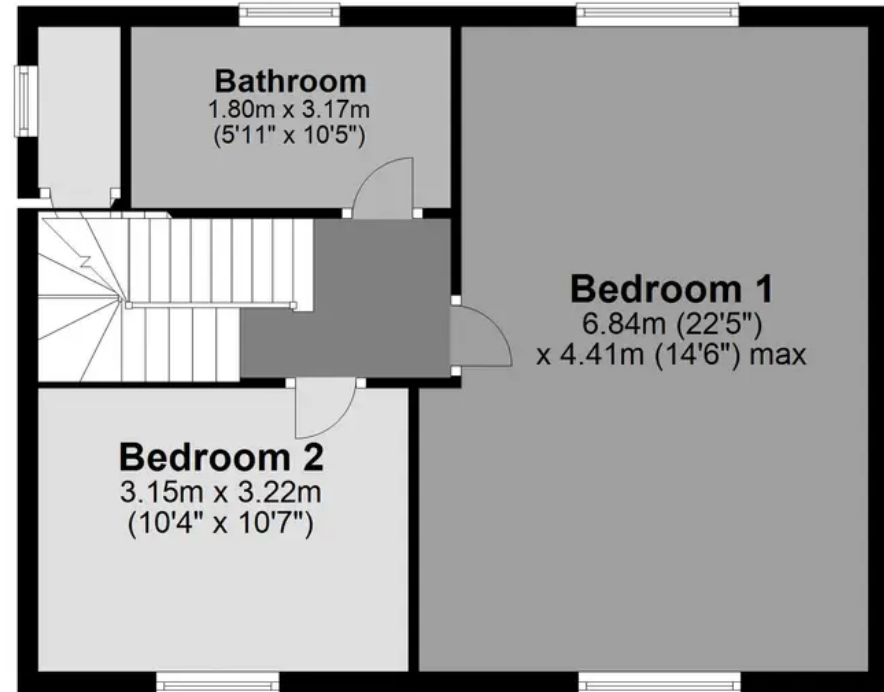
### Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



### First Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



### Second Floor

Approx. 25.5 sq. metres (274.4 sq. feet)



Total area: approx. 130.3 sq. metres (1402.4 sq. feet)



# 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.