



## 90 Butt Parks, Crediton

Guide Price £185,000

**HELMORES**  
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# 90 Butt Parks

Crediton, EX17 3HD

- 2 double bedroom Terrace House
- Recently refurbished throughout
- Wonderful views
- Gas central heating
- uPVC double glazing
- Garden with rear access

90 Butt Parks is conveniently located in the market town of Crediton and is within a short walk to the train station and bus stops. The elevated position offers wonderful views over the town to the countryside beyond.

The entrance hall leads through into the lounge with a large window giving plenty of light, there is an electric fire within an attractive fire surround and a door leads into the kitchen, the kitchen has been fully re-fitted in 2019 with space for all necessary white goods, light oak effect worktops and two windows overlooking the views and garden. There's plenty of room for a good sized kitchen table and there is a well positioned understairs cupboard, a back door leads down some steps into the garden.



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Upstairs the master bedroom is to the front which is a large double and has two separate built in wardrobes, the back bedroom, also a double has the views and both rooms are carpeted to match through the whole property. The bathroom was re-fitted in 2019 and has a bath with shower over and a glass screen. There's gas central heating with a new boiler being fitted in 2019 and uPVC double glazing throughout.

The garden at the front is terraced with easy to maintain beds, to the rear is an artificial grass and decking area, perfect for bbqs and fully enclosed. There is a handy storage shed and a tier down to a hard standing area that could be utilised as further storage or further garden space. There is a rear gate (shared with the neighbour) to an access lane running behind the terrace. Parking is on-street.

Agents Notes: There are a number of steps leading down to the front door and further steps down to the back garden.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2023/24 - £1586.64

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



**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). 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

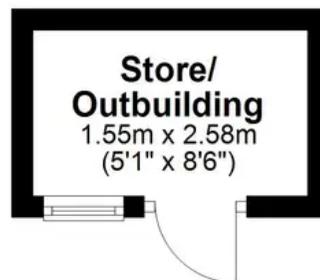
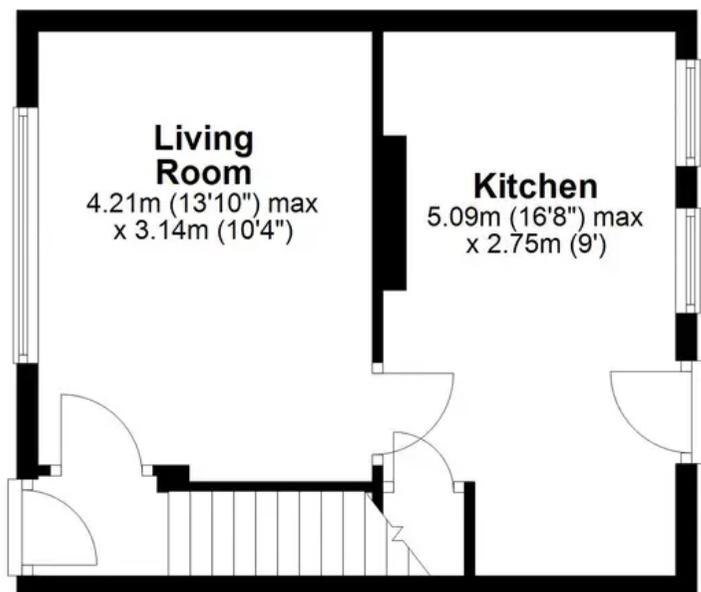
From Crediton high street, head toward Exeter then take a right turn onto Park Road then 2nd left onto Winswood, then turn right which will take you up to Butt Parks, then take a left turn, no 90 can be found along on your left.

What3Words: ///slime.bump.twinkled



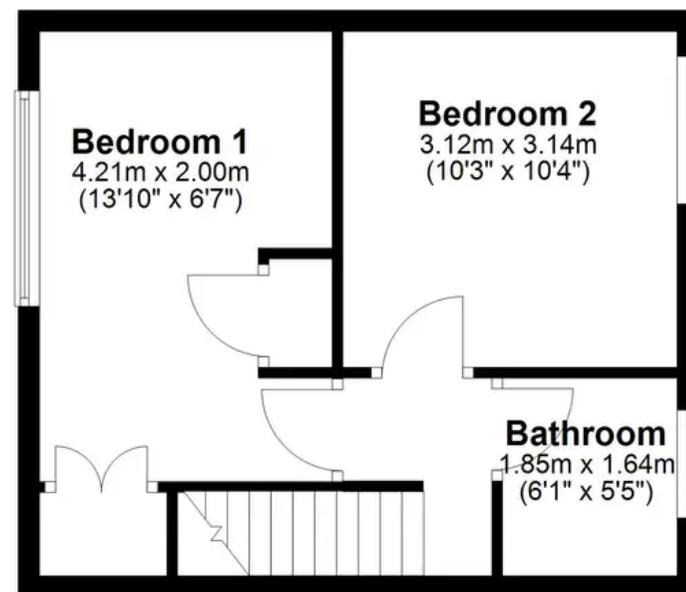
## Ground Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



## First Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 65.8 sq. metres (708.3 sq. feet)



## Helmores

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