



## 2 Threshers, Crediton, EX17 3NR

Guide Price **£180,000**

**HELMORES**  
SINCE 1699

## 2 Threshers

### Crediton

- Two bedroom semi-detached cottage
- Tucked away position
- Close proximity to shops and transport
- Paved garden & shed
- uPVC double glazing throughout

This semi-detached cottage is found in a great location on the desirable Western side of the town, in a tucked away & level position with great access to the town, transport links & schools.

The two bedroom accommodation includes a sizeable master, the lounge diner is spacious with a gas fire and the kitchen has a great amount of storage & worktop space too. The bathroom has a bath with electric shower over and the whole property is uPVC double glazed and has electric wifi controlled radiators.

Outside: The garden is low maintenance & paved and found to the front of the cottage, with a handy shed, which could be removed to increase the useable outside space if desired. Parking is found on-street.

Please see the floorplan for room sizes.





Current Council Tax: Band B - Mid Devon 2024/25 - £1941.41

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas fire, electric wifi controlled central heating

Listed: No

Conservation Area: No

Tenure: Freehold

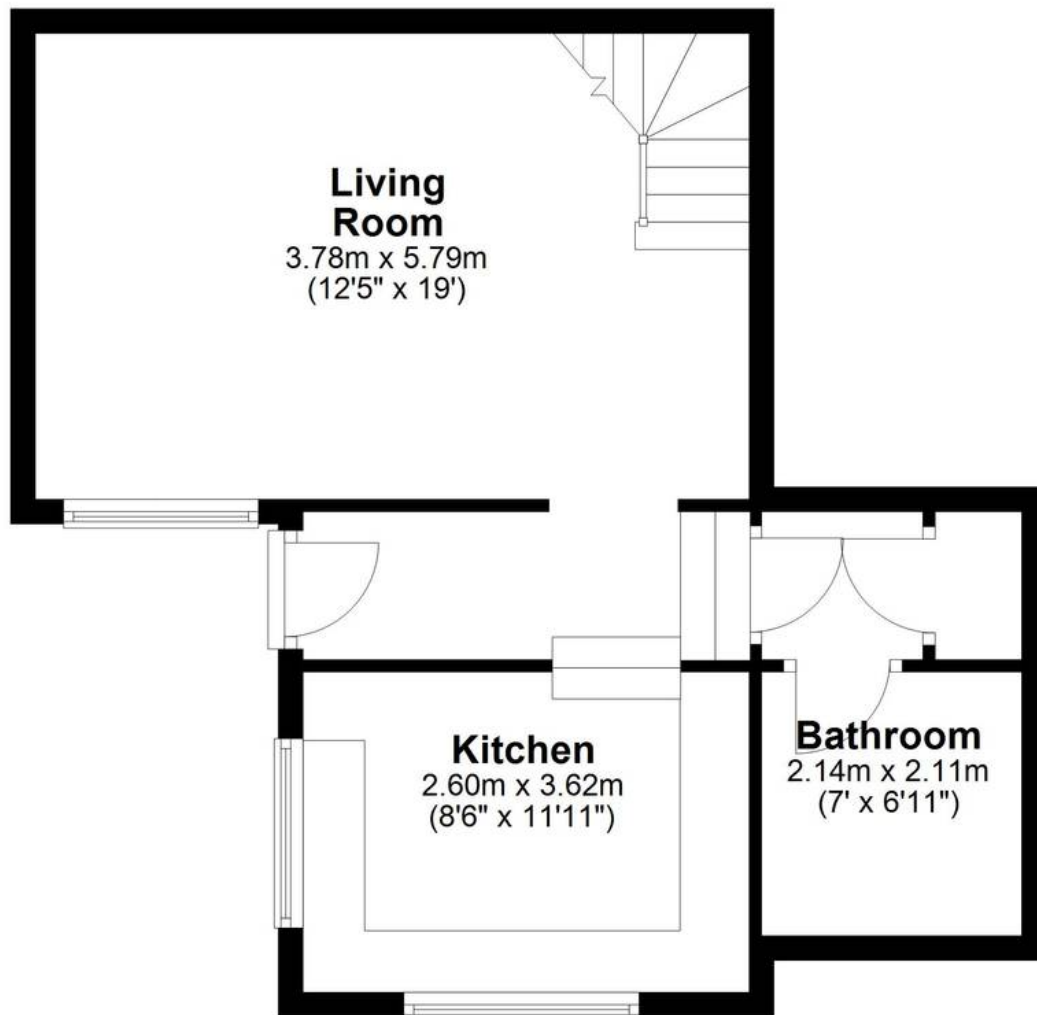
DIRECTIONS : From Crediton High Street proceed up towards The Green, turning left at the traffic lights & then immediately right onto Landscore/Threshers. The property will be found along on your right.

What3Words: ///named.fruits.coasters



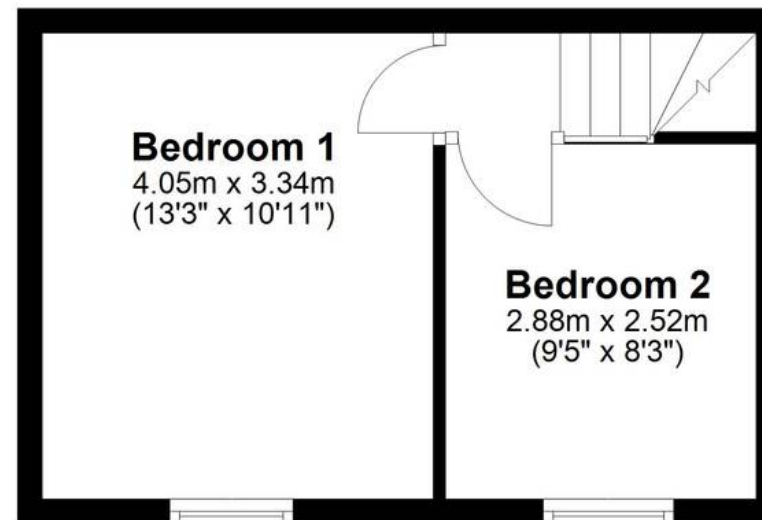
## Ground Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



## First Floor

Approx. 23.4 sq. metres (252.2 sq. feet)



Total area: approx. 67.4 sq. metres (725.6 sq. feet)

**HELMORES**  
SINCE 1699



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

**HELMORES**  
SINCE 1699

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.