



27 East Street, Crediton, EX17 3AX

Guide Price **£260,000**

27 East Street

Crediton, EX17 3AX

- 4 bedroom town house
- Semi detached property over 3 floors
- Short walk to town centre
- Gas central heating
- Extension to rear
- Enclosed garden
- Large lounge/diner
- uPVC double glazing throughout
- Short distance from train & bus

Built by a renowned local developer this property has been improved by the current owner to create a spacious living area and well presented accommodation. So handy for local transport and close to the town centre, this property is a great opportunity for those much desired 4 bedrooms within a budget.

The entrance hall has a downstairs WC and goes straight through into the well thought out kitchen, it has been upgraded by the currently owner and has white units with built in fridge/freezer, dishwasher, oven and gas hob, the washing machine is also staying. The kitchen flows nicely into the lounge with storage and a gas real flame fire, the current owner added a light and airy extension in 2018 from the lounge to create a really spacious living area with doors out to the garden.





Up on the first floor is the master bedroom with views over the garden and has wardrobes that are included in the sale, the other bedroom on this level is a large single and the bathroom has a large shower and vanity unit sink, the airing cupboard can be found on this level. Up to the 2nd floor there is a further double with a dormer window and the rear large single room with a velux style roof light. The property has uPVC double glazing throughout and gas central heating.

The garden has side access and is fully enclosed with a wall, is laid to patio with shrub/flower borders and a rockery area and there is a handy garden shed. Parking can be found on-street nearby.

Please see the floorplan for room sizes.

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

Conservation Area: No

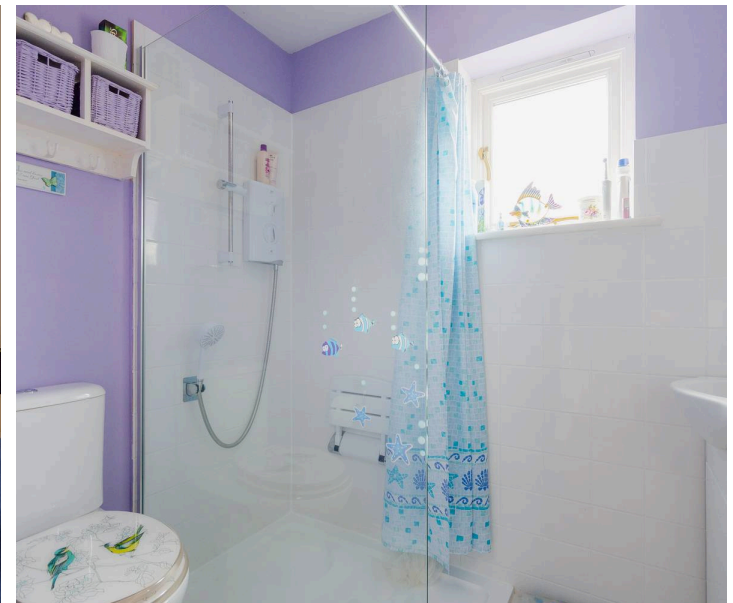
Tenure: Freehold



CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

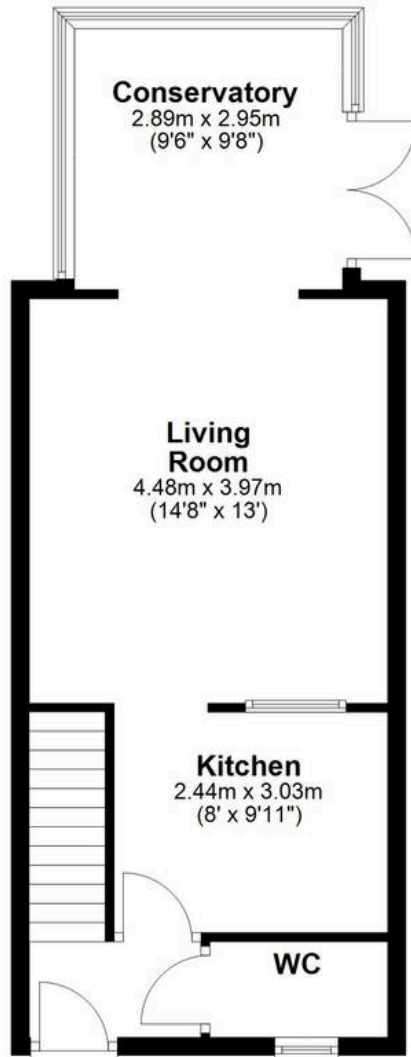
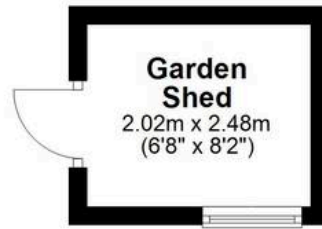
DIRECTIONS : From Crediton town centre take the A377 in a Westerly direction after the Church, 27 East Street can be found on the right after the entrance to Haywards Primary School.

What3Words: ///objecting.patio.endings



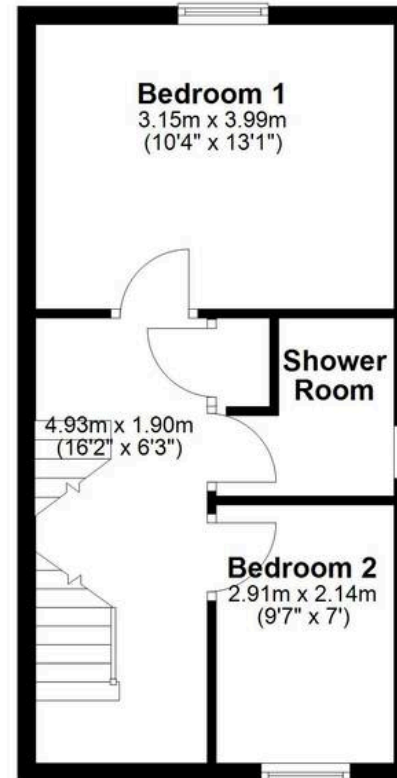
Ground Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



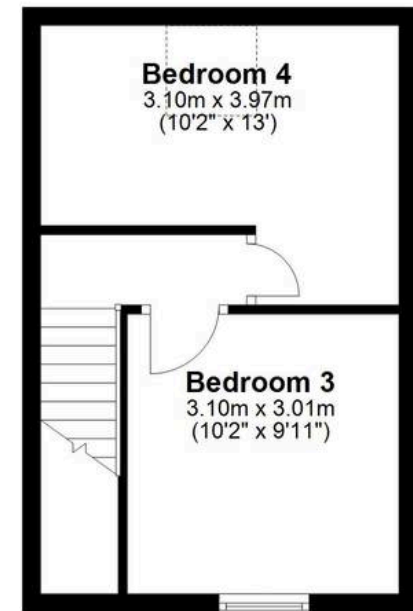
First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Second Floor

Approx. 25.0 sq. metres (269.1 sq. feet)



Total area: approx. 104.4 sq. metres (1124.1 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.