



2 Blagdon Close, Crediton, EX17 1EL

Offers Over £275,000

HELMORES
SINCE 1699

2 Blagdon Close

Crediton

- Family house in need of updating
- Extended and room for further extensions
- 3 bedrooms
- Central heating and double glazing
- Front and rear gardens
- Parking and garage
- No chain

This area of the town is always popular as not only are the towns' amenities so readily on hand, it's also tucked away off the main roads and with a choice of property types, it appeals to a range of buyers' needs. Built in the 1970's the properties were well build, typical of the era and on the whole, have good sized plots. This property is no exception. Although it has been previously extended which adds floor space to the living room and kitchen, it's likely that someone would choose to create a larger footprint and there's certainly the room to do so. The plot is large with room to the rear and the side to create a much bigger family home. Indeed, precedent has been set locally with many of the original houses having been extended in the past.



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The house is in need of some updating. There is gas fired central heating and uPVC double glazing throughout. An entrance hall leads to the living/dining room which runs front to back and as mentioned, incorporates the extension to the rear with patio doors to the garden. The enlarged kitchen is at the rear too with a door to a side porch/conservatory and there's a useful ground floor WC too. On the first floor are 3 bedrooms and the family bathroom.

Outside, at the front, the front garden sets it back from the cul-de-sac which is level with concrete pathways and some planted beds. There's a wall with a gate to the side which leads to the side/rear garden. The plot is very generous and plenty of room to extend or simply enjoy mainly level plot. There's a brick paved driveway leading to the garage (adjoined to neighbour's garage) and room to create further off-road parking if required. The rear garden is a real feature – or could be, as it's a great size and very much a blank canvass to create a wonderful family space.

Agents note: The sellers have commissioned a structural report as a result of a visible crack on the landing. This report is available to see via the agents for peace of mind. There are 3 glass panes to be replaced by the sellers prior to sale.



Please see the floorplan for room sizes.

Council Tax: Band D – Mid Devon 2024/25- £2496.09

Approx Age: 1970's

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas fired 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.

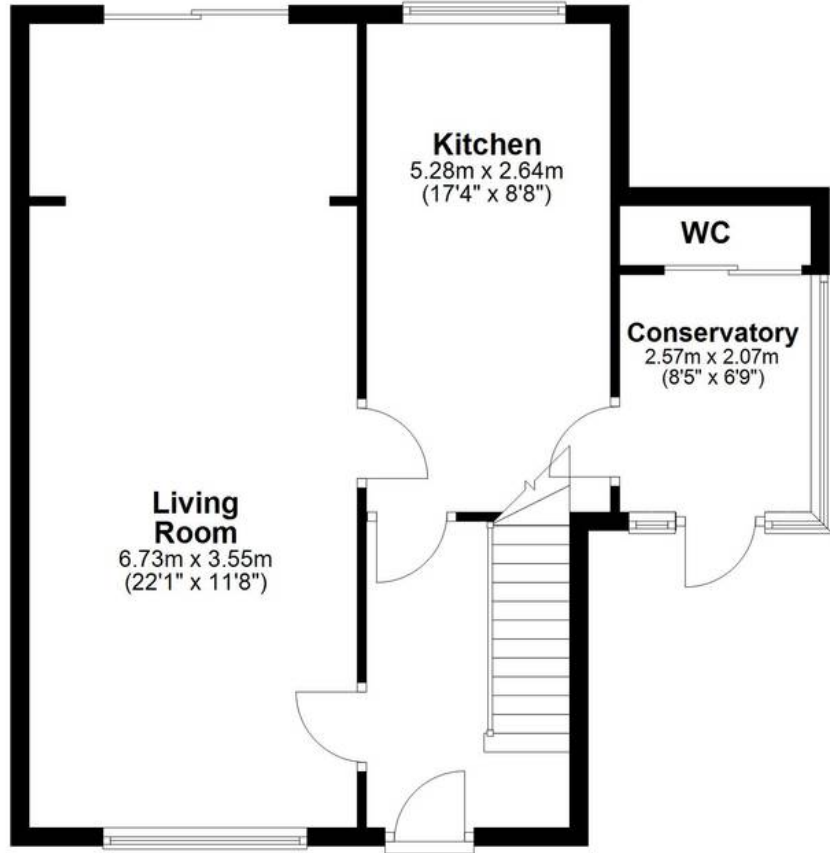
DIRECTIONS : For sat-nav use EX17 1EL and the What3Words address is [///inspected.topic.debater](https://www.what3words.com/inspected.topic.debater) but if you want the traditional directions, please read on.

From Crediton High Street, head as if going to Exeter and bear left after the parish church into East Street. At the end, turn left into Mill Street and follow the road around the right hand bend and over the mini-roundabout. Take the next left into Blagdon Close and the property will be found on the opposite side of the grass triangle.



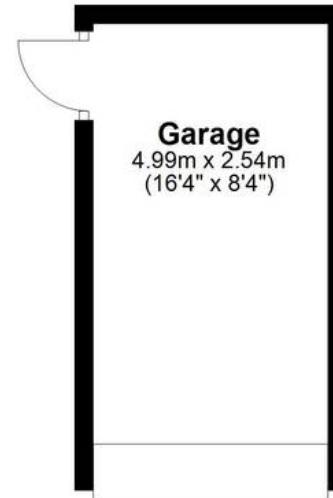
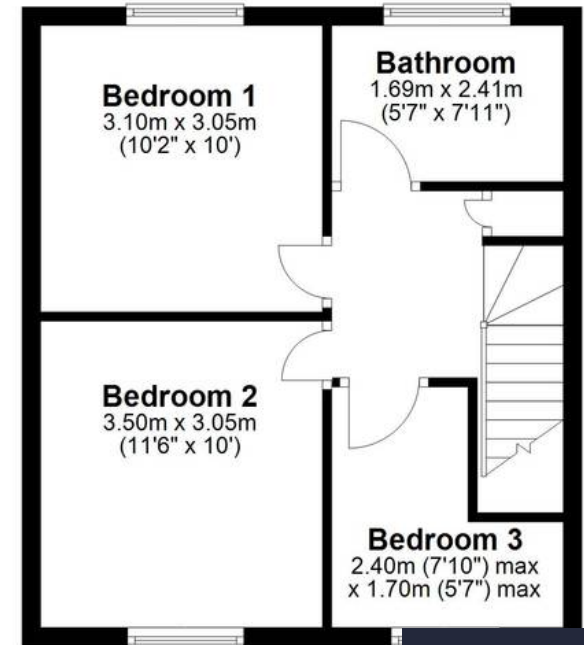
Ground Floor

Approx. 70.7 sq. metres (760.9 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 107.9 sq. metres (1161.9 sq. feet)

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