



Rose Cottage, Threshers, Crediton, EX17 3NW

Guide Price £235,000

HELMORES
SINCE 1699

Rose Cottage, Threshers

Crediton

- Pretty town cottage
- 2 bedrooms (could create 3rd)
- Recently decorated
- Kitchen/diner and separate living room
- Private courtyard garden at rear
- Off-road parking
- No chain

Rose Cottage is a delightfully pretty town cottage, built of brick under a slate roof, it offers character and convenience in one package. Located in Threshers, it's only a short walk into town and all the local amenities on offer. Primary and secondary schools are easily accessible and the bus route linking to Exeter isn't far away.

The house has been let and recently had a full redecoration, is ready to go and under went full renovation to building regulations in 2011. There's sash style uPVC double glazing, mains gas central heating and low maintenance externally with brick elevations. Although it appears detached, it is attached to the neighbour at the rear. The double fronted proportions are welcoming and a pathway leads through the walled front garden to the front door.





Once inside, there's a kitchen/dining room and a separate living room on the ground floor and on the first floor are the two double bedrooms and the family bathroom. It's worth noting that the larger bedroom could potentially be split into two bedrooms (as there's already two windows) to give three in total. There's also a good sized loft.

Outside, the front garden gives some space for pots and storage and sets the house back from the pavement with the low wall and gate giving a degree of security from stepping straight out onto the pavement/road. At the back, accessed from the living room or via the side access, is a small courtyard garden. Just above the neighbouring houses is a car park with an allocated parking space and bin store area which belongs to Rose Cottage. There are three other neighbours with spaces in the car park.

The house is ready to go, and with no chain, will make the ideal purchase for someone!

Please see the floorplan for room sizes.

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

Approx Age: 1900

Construction Notes: Brick and slate

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas fired central heating

Listed: No

Conservation Area: Yes

Tenure: Freehold



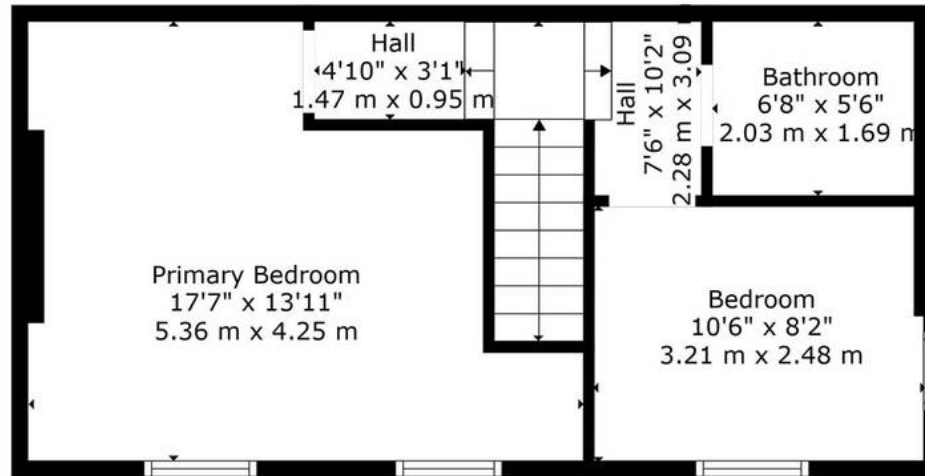
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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 3NW and the What3Words address is [///manicured.nation.tricky](https://www.what3words.com/#!/manicured.nation.tricky)

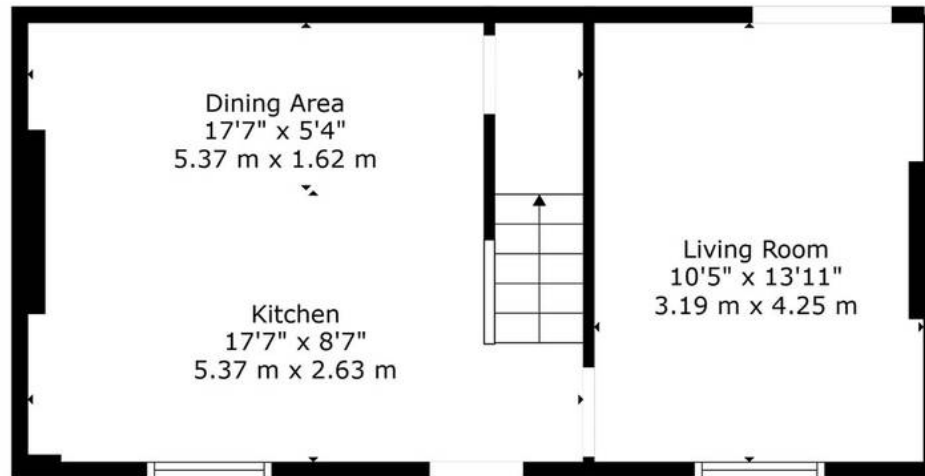
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed West to The Green and bear left into Lanscore and then take the right Threshers. After approx. 200m, Rose Cottage will be found on the right shortly after Enfield Close.





Floor 2



Floor 1

TOTAL: 785 sq. ft, 73 m2
 FLOOR 1: 391 sq. ft, 36 m2, FLOOR 2: 394 sq. ft, 37 m2

Measurements Are Calculated By Technology, Deemed Highly Reliable But Not 100% Guaranteed.





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