



19 Dean Street, Crediton, EX17 3EN

Guide Price **£175,000**

HELMORES
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19 Dean Street

Crediton

- Delightful listed cottage
- Ideal town location
- 2 double bedrooms
- Plenty of character
- New roof in 2019
- Mains gas AGA and wood-burner
- Living room and kitchen/diner
- Residents parking behind

Dean Street is one of the town's oldest streets. Tucked away opposite the large parish church, it's a pretty residential area which hasn't changed much in years! The houses are predominantly 2 and 3 bedroom cottages and many are Grade II Listed to protect this glimpse back in time. It's well located for the town, public transport and schools and suits a range of buyers.



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This particular cottage offers good sized rooms, full of character having been lovingly renovated by a former owner with plenty of exposed wood and brickwork throughout the house. The layout is traditional with a comfortable living room complete with wood-burner and a kitchen/diner with room for a table, plenty of storage and the gas fired AGA – a real treat. On the first floor are 2 double bedrooms with exposed floorboards and a bathroom with heated towel rail. A new roof was added complete with insulation back in 2019 and being a terraced cottage, it's an economical place to run.

The cottage doesn't have a garden, but a locked alleyway gives access to a handy storage outhouse. A great addition is that a further locked gate leads to Cockles Rise where this cottage has written permissions to use the residents parking (unallocated). On road parking is also found on Park Road/Street & Bowden Hill.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1600

Construction Notes: Cob and stone

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

Broadband within this postcode: Superfast Enabled upto 80 Mbps

Drainage: Mains drainage

Heating: Mains gas AGA and wood burning stove

Listed: Yes Grade II

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 3EN and the What3Words address is [///windy.autumn.sugars](https://www.what3words.com/#!/en/@@@windy.autumn.sugars)

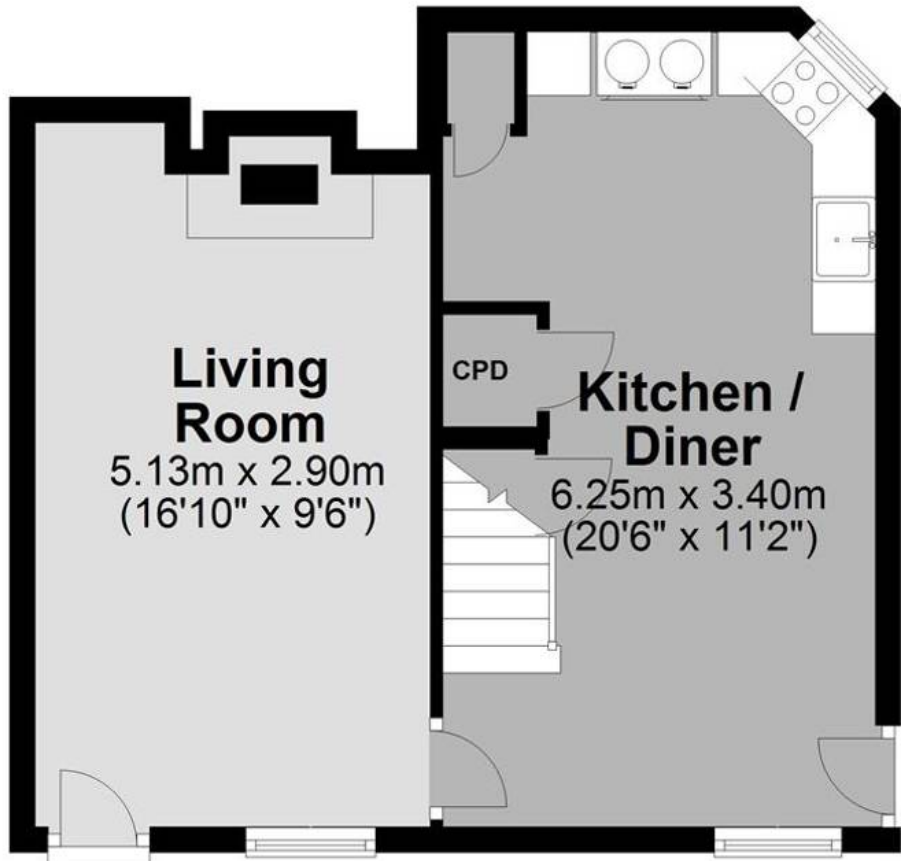
but if you want the traditional directions, please read on.

The cottage is found in Dean Street, opposite the Parish Church, and No.19 is found along on the right.



Ground Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 74.4 sq. metres (800.6 sq. feet)



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