



**3 Kiddicott, Crediton, EX17 2AY**

Guide Price £185,000



### 3 Kiddicott

Crediton, EX17 2AY

- Fantastic 2 bedroom town cottage
- Just off The Green
- Tasteful decor
- Living room and kitchen diner
- Rear utility extension to ground floor
- Gas central heating and double glazing
- Courtyard garden and outbuilding
- No chain

Kiddicott is on the lower side of The Green with easy access to the town without being on the High Street or main road. Schools, both primary and secondary, are within walking distance as are the shops and public transport, with buses running to Exeter every 20 minutes within a minute's walk of the front door.

No.3 is a mid terraced, traditional town cottage likely to date back to circa 1850. It's been well maintained whilst not losing too much character and with modern additions of uPVC double glazing and mains gas central heating, plus being mid terraced, it's an economical house to live in. The layout is typical of this type of property. The front door leads into the living room, a cosy room with a fireplace and this opens through to the kitchen/dining room. A ground floor extension was added to the rear a few years ago which provides a handy additional space and is used as a utility room and this opens out to the rear courtyard. On the first floor are two bedrooms and a family shower room.







Outside, the plot is level and the rear courtyard provides some outside space to sit out, there's also an outbuilding to use as a store. Although there's no off-road parking with the cottage, on street parking is available locally and it may be possible to rent a parking space nearby from a local business (ask agents) or an annual parking permit can be purchased from the council.

**Buyers' Compliance Fee Notice :** Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1850

Construction Notes: Stone/cob under slate roof

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

Drainage: Mains

Heating: Gas fired

Listed: No

Conservation Area: Yes

Tenure: Freehold

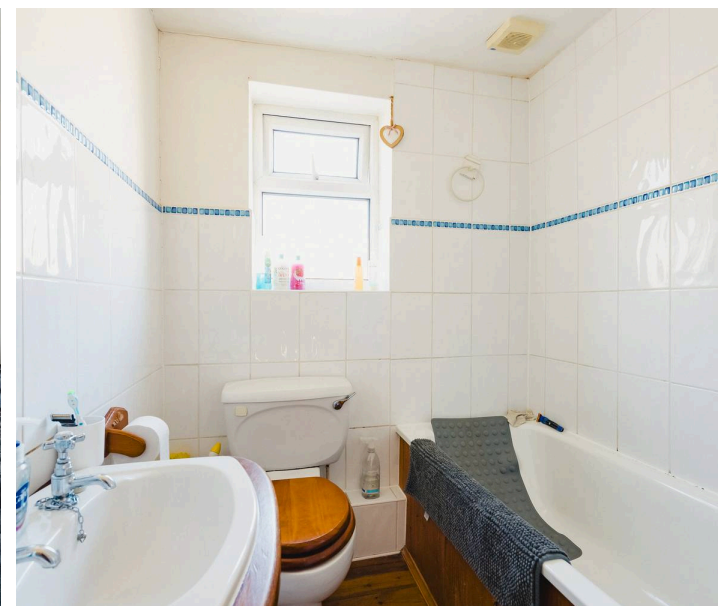
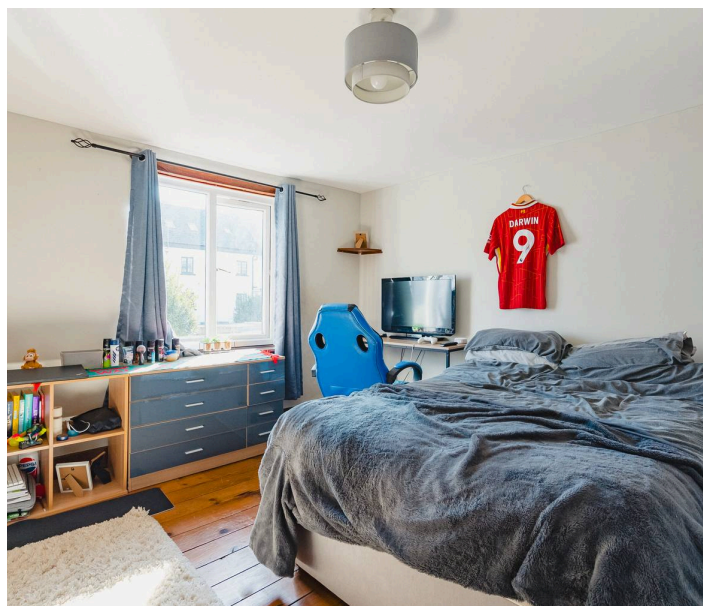




**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring 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 secondary school with sixth form (Queen Elizabeth’s). In addition, it boasts a brilliant gym and leisure centre for New Year’s resolutions, three supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

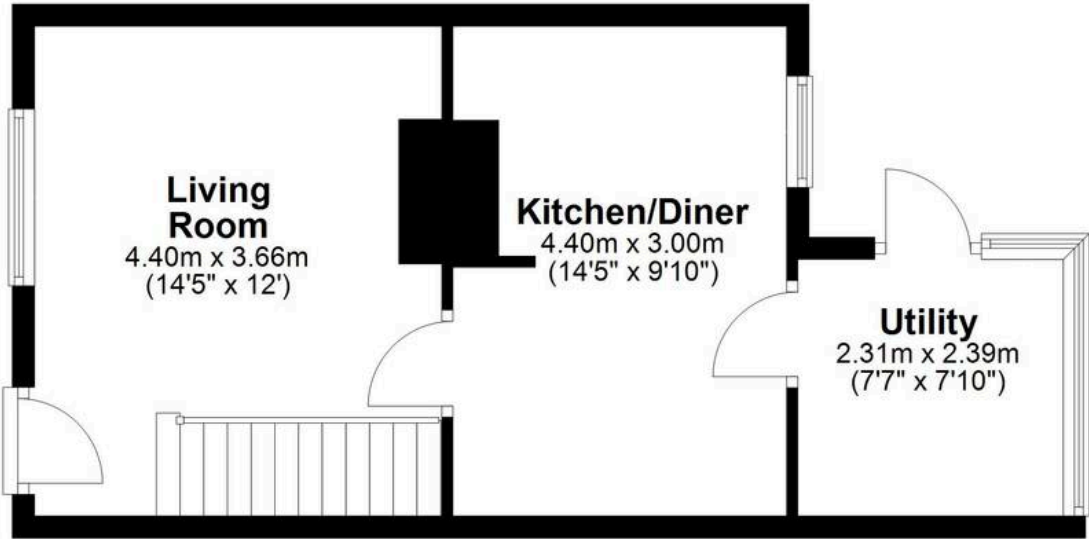
**DIRECTIONS** : For sat-nav use EX17 2AY and the What3Words address is [///exacted.vets.galloped](#) but if you want the traditional directions, please read on.

From Crediton High Street, head west towards The Green. At the traffic lights, turn right and stay on the bottom side of The Green and the cottage will be found on the left.

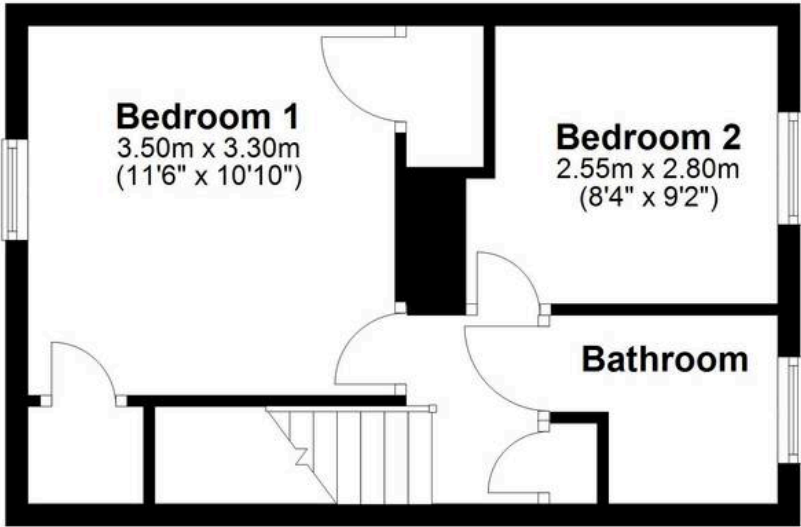




**Ground Floor**



**First Floor**







## Helmores

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