



18a Charlotte Street, Crediton, EX17 3BE

Guide Price **£200,000**

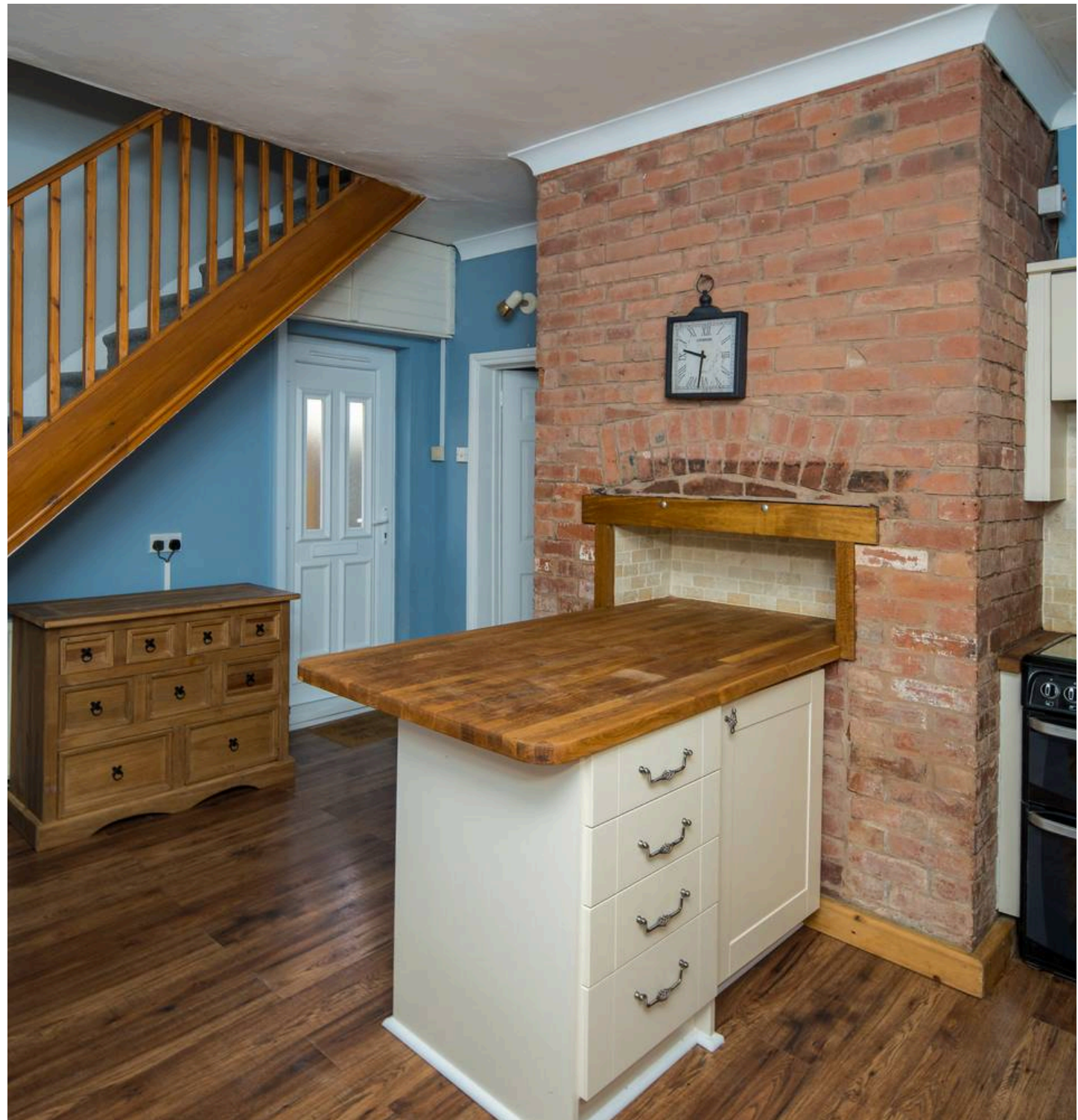
18a Charlotte Street

Crediton

- Town cottage with character
- 2 double bedrooms
- Surprising ground floor space
- Living room and separate kitchen
- Dining/Garden room
- Utility area
- Lovely gardens
- No chain
- EPC: D

Crediton, being an old market town with plenty of history, is full of characterful properties, many with stories to tell, so to find a two bedroom cottage in the town isn't unusual. But what is unusual about this property is what's behind the façade that most people would see. Located within easy reach of the town, including schools, supermarkets and public transport, this home is ideally situated.

The house itself is end terraced, built of brick under a slate roof and has mains services. The current owners have done a wonderful job of updating the property without losing character of the original cottage. It's got sash style uPVC double glazing to the front which again adds to the character. One of the first differences to the usual brick cottages locally, is the access. From the pavement and through a garden gate, the approach is instantly unusual yet entirely practical. Not only does this make it a safe entrance/exit for those with children or pets, but also, once through the gate, you're into your own garden space, even before entering the





door to the house. Internally, there's a central kitchen/breakfast room with a well fitted kitchen providing ample storage and working spaces. There's a separate living room to the front with an original fireplace and then to the rear of the kitchen is a light garden room (usually used as a dining room) which overlooks the garden. There's an enclosed hall, again with plenty of light and this leads to a useful utility room at the rear. On the first floor are two double bedrooms and a lovely bathroom with shower. The garden is a real feature of the house and we love the integrated fish pond with its glass side. There are areas of paving, lawn and beds plus a useful storage shed. There is no parking with the house but on street parking is available nearby.

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: 1900

Construction Notes: Standard

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

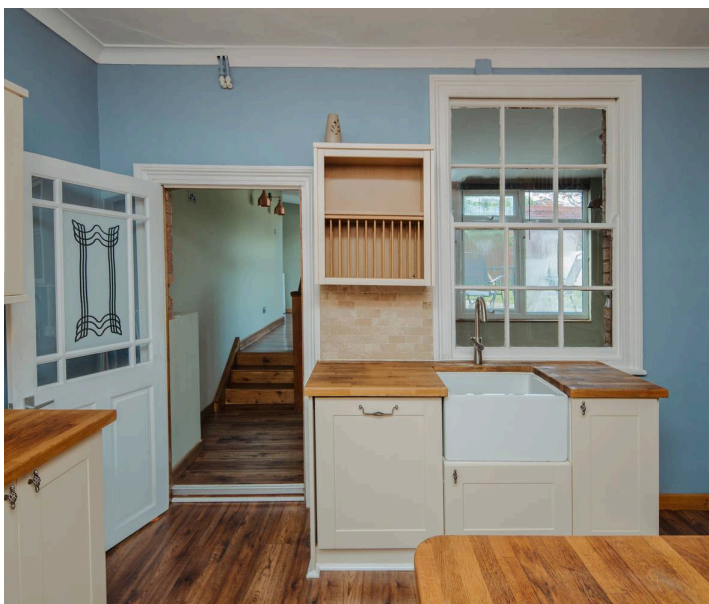
Drainage: Mains

Heating: Gas fired central heating and wood burner

Listed: No

Conservation Area: Yes

Tenure: Freehold

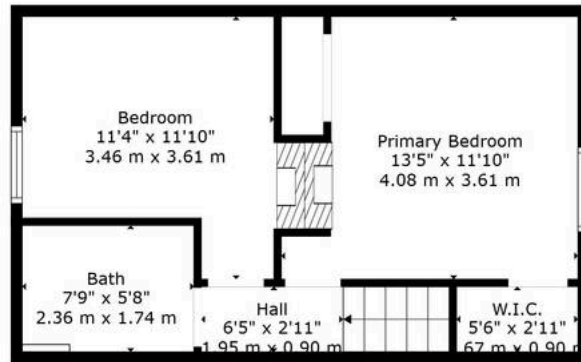


CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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 on 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.

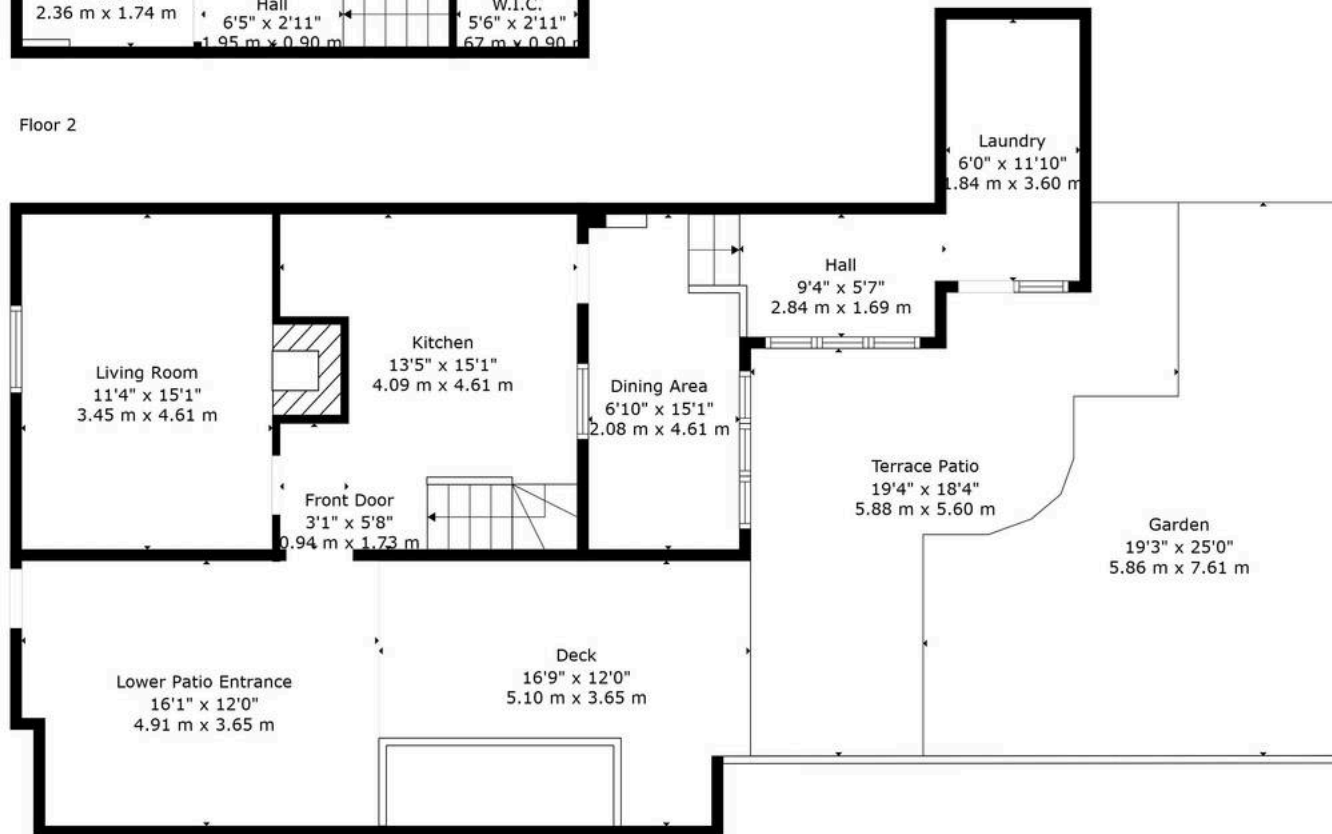
DIRECTIONS : For sat-nav use EX17 3BE and the What3Words address is [///dice.encoding.ribs](https://www.what3words.com/addr/dice.encoding.ribs) but if you want the traditional directions, please read on.

From Crediton High Street, head towards the lower end of town (towards Exeter) and pass the parish church on your left. As the road splits (into Charlotte Street and East Street) the property will be found on the right (opposite the junction with East Street). For viewings, please ensure you park and walk to the property as there's no parking at the house.





Floor 2



Floor 1

TOTAL: 991 sq. ft, 92 m2

FLOOR 1: 612 sq. ft, 57 m2, FLOOR 2: 379 sq. ft, 35 m2

EXCLUDED AREAS: TERRACE PATIO: 249 sq. ft, 23 m2, LOWER PATIO ENTRANCE: 188 sq. ft, 17 m2, DECK: 195 sq. ft, 18 m2,

GARDEN: 342 sq. ft, 32 m2

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





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.