



3 Hawthorn Road, Crediton, EX17 2DF

Guide Price **£350,000**

3 Hawthorn Road

Crediton, EX17 2DF

- Detached house
- Parking & garage
- Garden front and back
- Currently split into 2 apartments
- 4 Bedrooms
- Short walk to town centre
- Potential to put back to single dwelling
- No onward chain

This imposing house is just a very short walk to the High Street, set back in Hawthorn Road, a quiet no through road. Originally one house, the property has been converted to two apartments, one on the ground floor and one on the 1st floor, each apartment has their own garden and there is just a shared entrance hall. The property could be put back into it's original state or left as is offering good income potential or multi-generational living. The house is being sold with no onward chain.

The shared entrance leads into a doorway to the ground floor apartment and stairs to the 1st floor apartment. The ground floor has a spacious lounge with a south facing aspect over the front garden, a kitchen with access to the rear garden, a shower room and two double bedrooms.

The 1st floor has parquet flooring in the front bedroom and lounge and also has a kitchen and bathroom along with 2 double bedrooms.





The services are currently separate but the house could be put back to one property if desired with some re-configuration.

Outside there is a garden and terrace to the front with a gate leading to Hawthorn Road and then an enclosed rear garden. There is a path and vegetable garden that leads around the back to the garage with off street parking on Searle Street.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £2,034.67 (for each flat)

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

Broadband within this postcode: Ultrafast 1800mbps

Drainage: Mains drainage

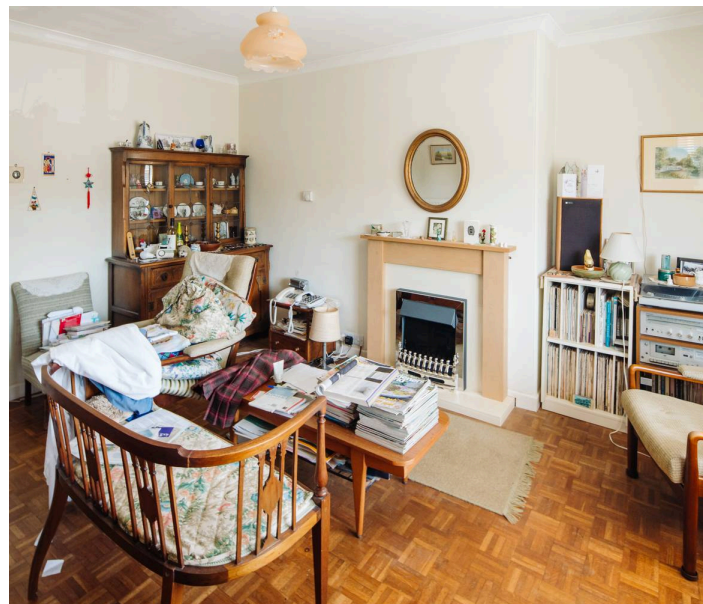
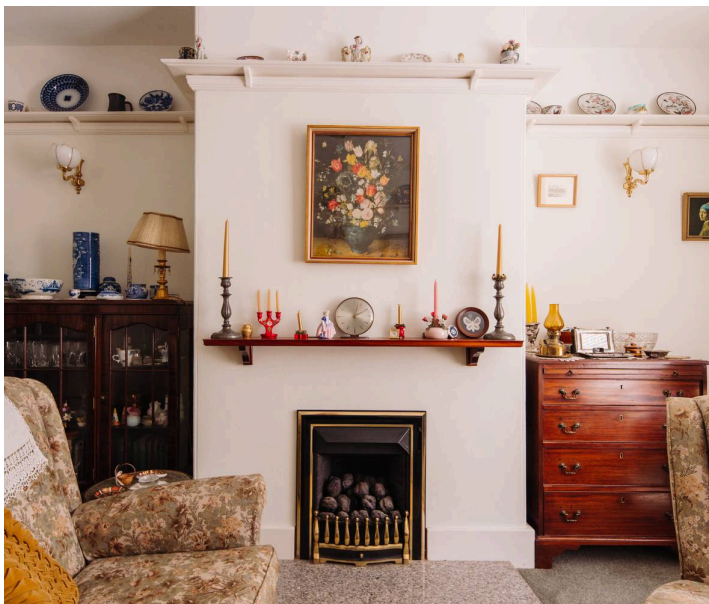
Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold

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.



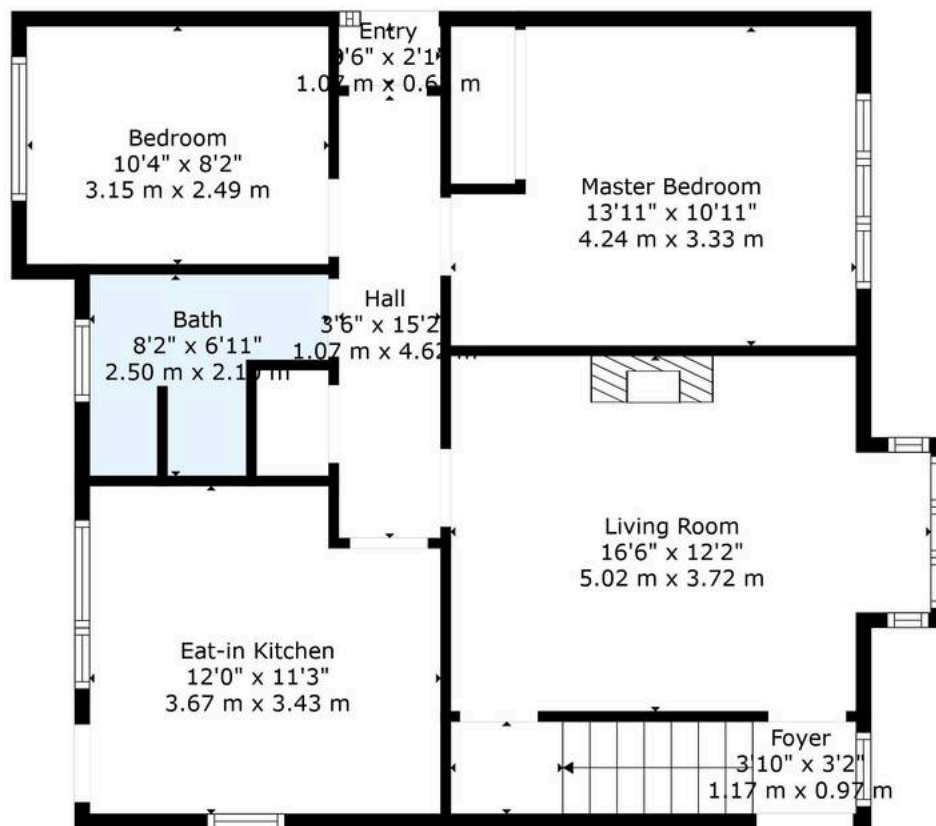
CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities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

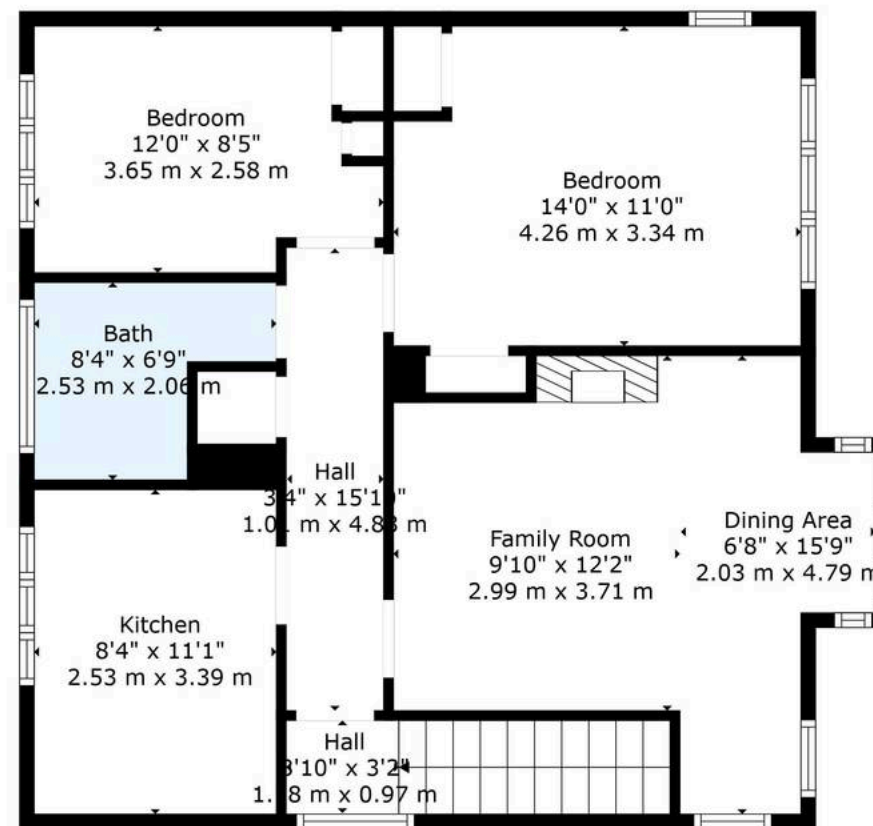
From Crediton High Street, take Searle Street and part way up the hill take a right turn onto Hawthorn Road, number 3 can be found to the left after the conifer hedge.

What3Words: ///supposing.sigh.still





Floor 1



Floor 2

TOTAL: 1465 sq. ft, 136 m2
 FLOOR 1: 741 sq. ft, 69 m2, FLOOR 2: 724 sq. ft, 67 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.