



**47 Barnfield, Crediton, EX17 3HS**

Guide Price **£260,000**



## 47 Barnfield

Crediton, Crediton

- Semi-detached house
- Large garden
- Beautiful views
- 3 bedrooms
- 14 solar panels (owned outright)
- Recent guttering, fascia and cladding
- Outbuilding
- uPVC double glazing throughout
- Parking for 1 vehicle

This property, built in 1947, is a substantial home on a large plot, set on the edge of the town of Crediton with stunning views over the town and countryside beyond. There is a garden front and rear garden along with a handy store and parking space. Whilst the home could benefit from cosmetic improvements, there have been recent upgrades to solar energy and attractive cladding with renewed guttering & fascia. There is gas central heating and uPVC double glazing.

The kitchen has cream shaker style units with integrated fridge & freezer and an integrated washing machine along with an oven and 4 ring ceramic hob. There is space for a table and a door to the side of the property. The lounge enjoys the lovely views and has a gas fire in a tiled surround. In the hall there is a spacious cupboard and a downstairs WC.







Upstairs there are 2 good sized doubles to the rear enjoying the views, both with fitted cupboards and a further single to the front. The bathroom has a grey suite bath with WC and sink. There is uPVC double glazing, gas central heating and 14 solar panels (owned outright). In the last few years the cladding has been added and the guttering and fascia have been renewed.

Outside there is a lawned area to the front and a parking space. To the side there is a handy shed with two separate stores. To the rear there is a patio area which is a perfect area for outdoor dining and a space to take in the views and below is a large lawned area.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £2034.67

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

Broadband within this postcode: Superfast 80mbps

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 the A377 in an easterly direction. Take a right turn onto Park Road and continue around to the right and then a left turn onto Barnfield. Take the next right and number 47 can be found along to the left marked with a Helmores board.

For Sat Nav: EX17 3HS

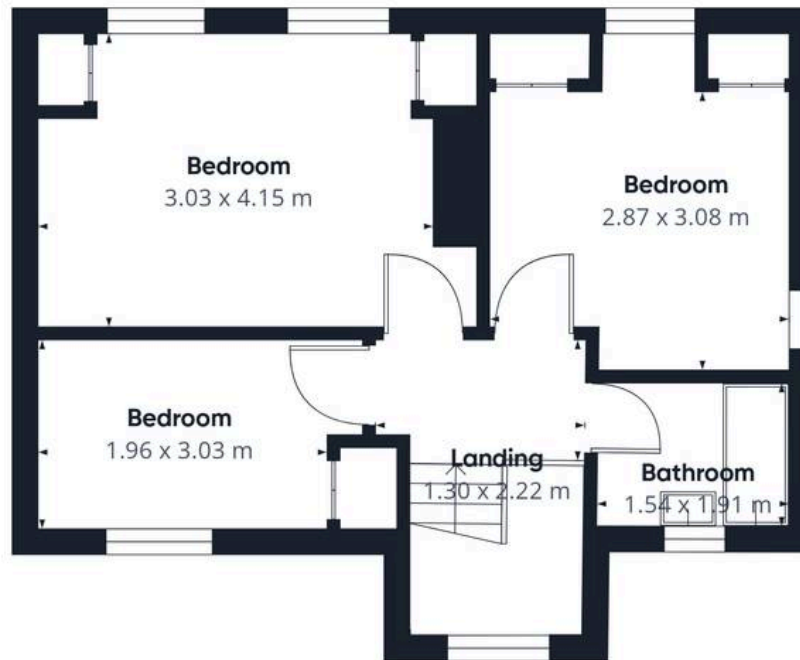
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
76.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





# Helmores

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