



26 Butt Parks, Crediton, EX17 3HE

Guide Price **£240,000**

26 Butt Parks

Crediton

- Excellent mid terraced family home
- 3 bedrooms and first floor bathroom
- Elevated town location with views
- Kitchen/dining room plus utility
- Gas central heating and double glazing
- Large rear garden
- Off-road parking

In an elevated town position with some stunning town and countryside views out over Shobrooke Park and Raddon top is Butt Parks. The houses were originally local authority but these days the majority are privately owned. They are well-built brick houses and offer good value for money for the size of the houses. This mid-terraced house has a good-sized rear garden which faces west and gets the afternoon sun plus there's off-road parking at the front too.

Internally, the kitchen/dining room is at the front with a range of units and ample working space. There are some great views over the rooftops to the surrounding countryside. At the rear is a good-sized living room overlooking the rear garden. A nice addition is a utility area/rear porch with door to the garden. On the first floor are the three bedrooms and family bathroom with a bath and shower over. There's uPVC double glazing and gas central heating making for an efficient home, combined with an EPC band of B, it helps reduce the running costs of this family home.





Outside to the front is a wide driveway with ample space for a car plus on street parking in front too. The rear garden is a great size with seating areas and is laid mainly to lawn. A couple of gateways from the garden lead to a path which links to the front (around neighbouring gardens) meaning you don't have to come through the house to access the garden.

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: 1950's

Construction Notes: Standard brick

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

Drainage: Mains

Heating: Gas fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

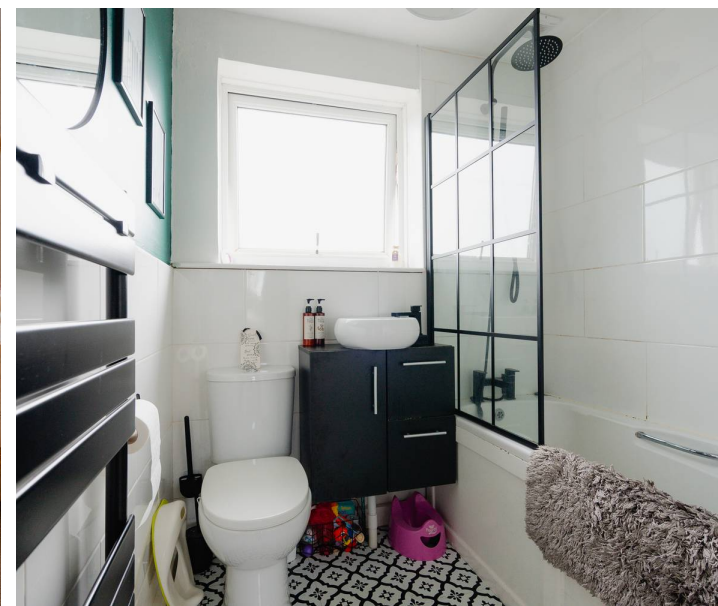


CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities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

For sat-nav use EX17 3HE and the What3Words address is [///sheepish.forklift.strides](#) but if you want the traditional directions, please read on.

From Crediton High Street, head towards Exeter, passing the parish church on your left and bear right staying on the main road onto Charlotte St. Take the right turn into Park Road and then second left into Winswood. At the end of the road, turn right up the hill and into Butt Parks. Follow the road around the circuit and the property will be found on the left towards the end of the top road.





Floor 0



Floor 1

Approximate total area⁽¹⁾
71.5 m²

(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.

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