



3 Spruce Park, Crediton, EX17 3HQ

Guide Price **£255,000**

3 Spruce Park

Crediton, EX17 3HQ

- Mid terrace family home
- Elevated town location with views
- 3 Bedrooms
- 1st floor bathroom
- Spacious lounge/diner
- Large gardens to front and rear
- Outbuilding

Spruce Park has a lovely elevated position over the town with views across to open countryside, close to schools, shops and public transport, it's a great accessible location. This property is on the market for the first time in 45 years and offers a great opportunity to own a spacious home on a sizeable plot.

The kitchen has modern white gloss units with a gas 4 ring hob and double oven. There's space for a washing machine and fridge/freezer with a door leading to the rear garden. The lounge to the front has a sunny outlook and a gas fire in a wooden surround, the dining area is to the side with access through to the kitchen, also on the ground floor is a WC.

Upstairs to the front is a very large master bedroom with windows overlooking the lovely views. The 2nd double is to the rear along with a large single bedroom, the family bathroom has a white suite bath, WC and sink.





There is uPVC double glazing throughout and the heating is from electric panel heaters. Outside to the front is a lovely well maintained garden laid to lawn with flower & shrub borders, a shared passageway leads through to the rear garden where there are 2 brick stores and a large patio area ideal for outdoor dining and entertaining. The rest of the back garden is laid to lawn and there is a further access gate to the rear which leads on to a pathway.

Please see the floorplan for room sizes.

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

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

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Electric panel heaters

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.

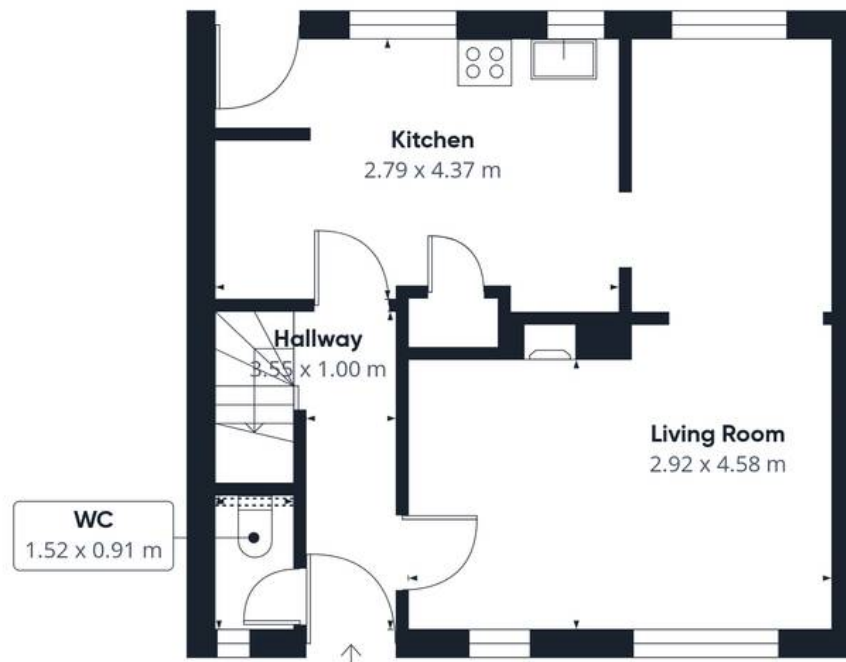
DIRECTIONS

From Crediton High Street, head in an Easterly direction and take a right turn onto Park Road, continue around to the right and then take a left turn onto Barnfield. Take the next left turn and number 3 will be found along to the right.

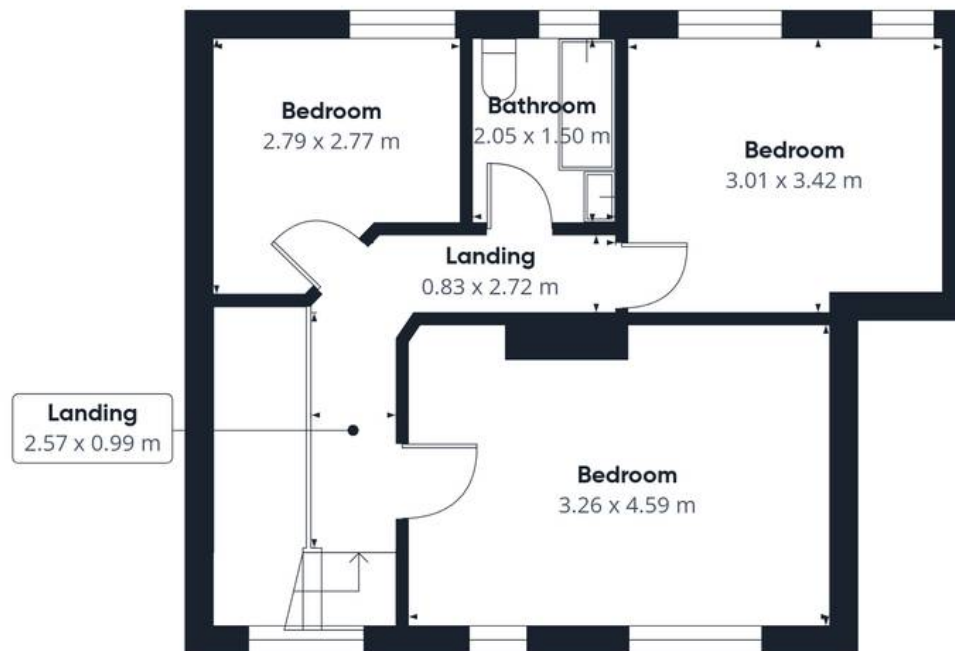
For Sat Nav: EX17 3HQ

What3Words: [///marble.launched.estimated](https://www.what3words.com/#!/en/0G8G-0G8G-0G8G)





Floor 0



Floor 1

Approximate total area⁽¹⁾

80.5 m²

Reduced headroom

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.