



**39 Barnfield, Crediton, EX17 3HS**

Guide Price **£290,000**



## 39 Barnfield

Crediton, EX17 3HS

- Semi detached property
- Large corner plot
- 3 bedrooms
- Allocated parking for 2 vehicles
- Gardens to 3 sides
- Outbuildings
- Elevated position with views
- Potential to extend or develop (STPP)

Barnfield is located in an elevated position in the market town of Crediton, with easy access to schools, shops and public transport. This property is set on an extra large corner plot with great potential for extending or developing subject to the necessary planning.

The kitchen has an array of cream shaker style units with an integrated dishwasher, ceramic sink, double eye level oven and 4 ring ceramic hob with modern extractor. There is a space for washing machine and tumble dryer tucked away in the corner and space for a fridge/freezer, there's a handy pantry cupboard with electric and a door with access outdoors to the side of the property. The lounge diner has a woodburning stove (fully certificated) and plenty of space for a dining table. Also on the ground floor is a WC.







Upstairs there are two spacious double bedrooms to the rear, both with 2 fitted cupboards and a single bedroom to the front with 1 fitted cupboard. The family bathroom has a white suite bath with shower over. There is uPVC double glazing and gas central heating (new boiler in 2023) Outside there is an enclosed garden to the rear with 2 brick sheds with power and light and 2 wooden garden sheds, this area is laid to lawn and patio, it's a lovely space for outdoor dining and entertaining. To the front and side is a large lawned area with a path to the 2 allocated parking spaces.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £2,034.67

Utilities: Mains electric, gas, 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.



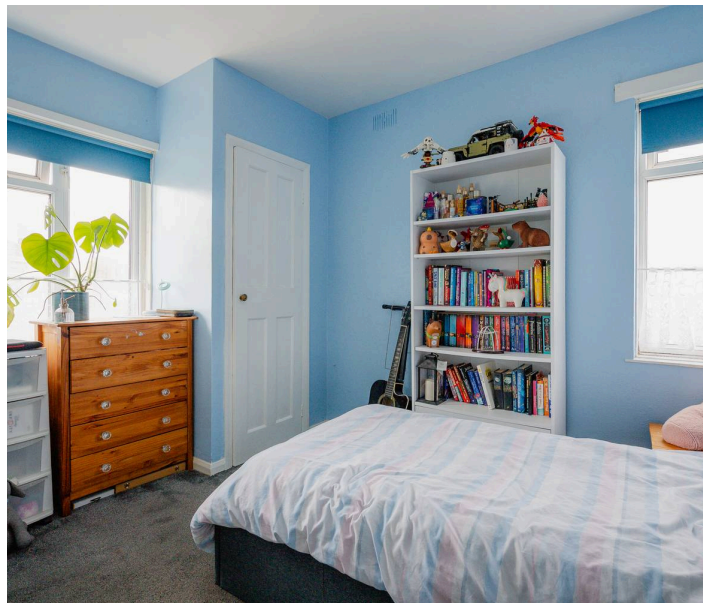
**CREDITON** is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities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

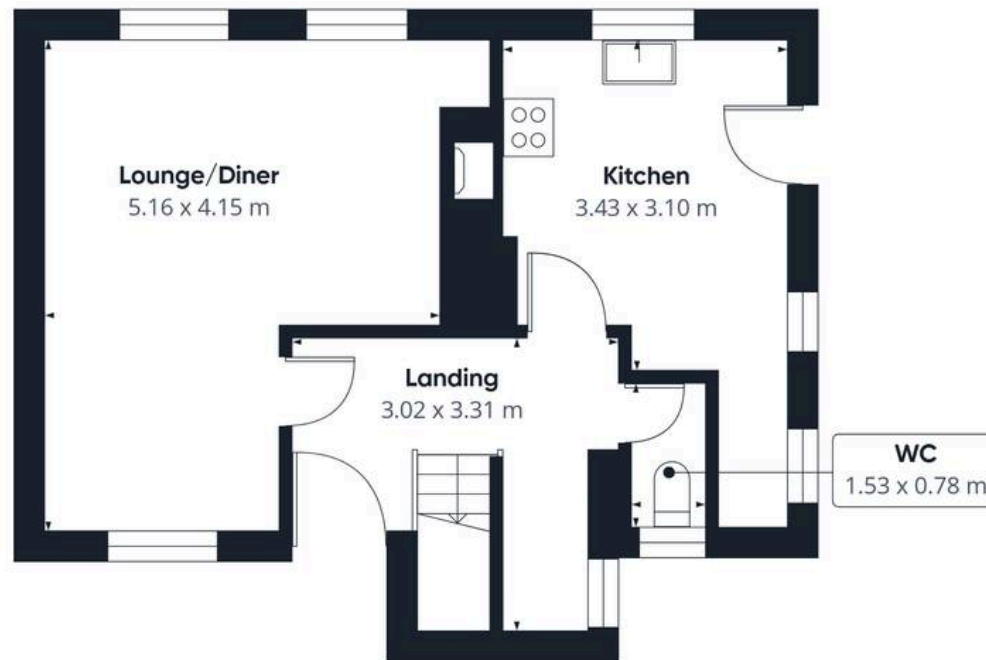
From Crediton High Street take the A377 in an easterly direction, take a right turn onto Park Road, continue along and around the corner and then take a left onto Barnfield. Take the first left turn and number 39 is the first property on the right marked with a Helmores board.

For Sat Nav: EX17 3HS

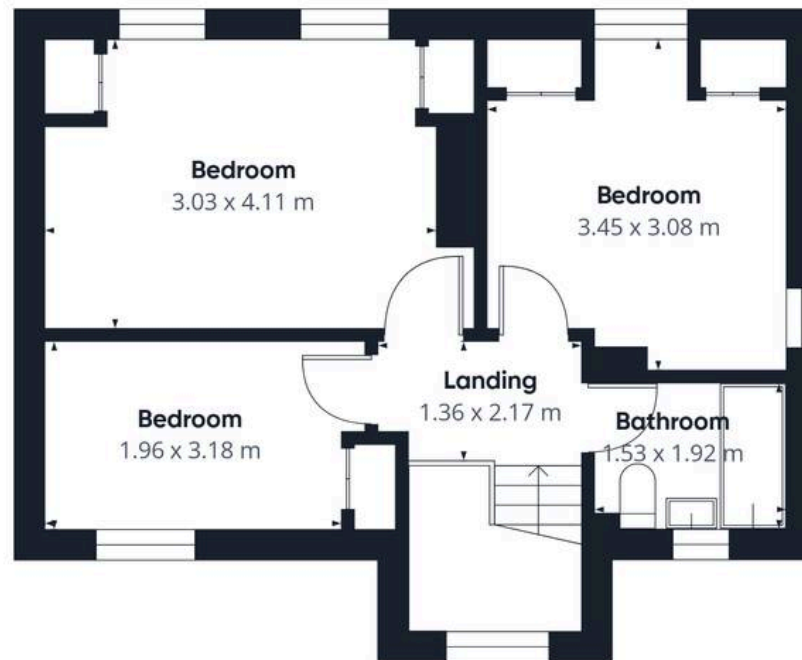
What3Words: [///rooms.curvy.measuring](https://www.what3words.com/rooms.curvy.measuring)







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
74.5 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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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.