



15 George Hill, Crediton, EX17 2DT

Guide Price **£435,000**

15 George Hill

Crediton

- Wonderful family home
- Elevated town position
- Link detached 3 bedroom with views
- Kitchen/dining opening to garden
- Large corner plot with potential
- Ample driveway parking and garage
- Dartmoor views
- No chain

Found in one of Crediton's most sought-after areas, George Hill enjoys an elevated position with a real sense of space and outlook. Crediton itself is a thriving market town with a welcoming community, a great range of independent shops, cafés, pubs and restaurants, plus good schooling right through to sixth form. The train station provides a quick link to Exeter and beyond, while Dartmoor and the coast are both within easy reach for weekends outdoors.

Number 15 George Hill is a well-proportioned, link detached three-bedroom home (linked only to neighbours' garage) offering approx. 1,140 sq ft of accommodation. Inside, the rooms are bright and practical, with a layout that works well for modern family living. The ground floor provides a comfortable living room overlooking the front garden and to the rear is a good-sized kitchen/diner, with plenty of scope to update to your own tastes, which opens onto the garden. In addition is plenty of storage with a useful utility area, ground floor WC and essential spaces for coats and





shoes. Upstairs you'll find three bedrooms, all served by a family shower room. The house has been well looked after and presents an opportunity to move straight in, while still leaving scope for further improvement or extension if desired (STP) as the plot and postcode can certainly take it. Outside, the gardens extend to three sides with ample room for outdoor living, play space, and the potential for landscaping projects. The plot size is notably larger than average for this type of home, giving excellent privacy and flexibility. There are lawns, planted beds and sheltered seating areas, as well as an orchard and timber shed. Off-road parking is available for 4-5 vehicles, and the elevated setting adds to the appeal, with views over the rooftops to Dartmoor on the horizon.

In all, this is a rare chance to secure a solid home in a prime Crediton location – close to schools, within easy reach of town amenities, and with plenty of outdoor space to enjoy.

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 D – Mid Devon

Approx Age: 1960's

Construction Notes: Brick

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

Drainage: Mains

Heating: Mains gas

Listed: No

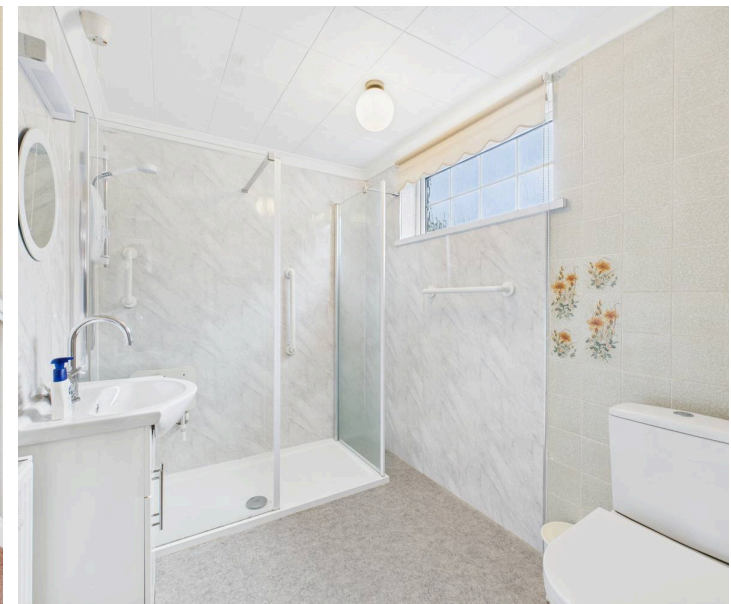
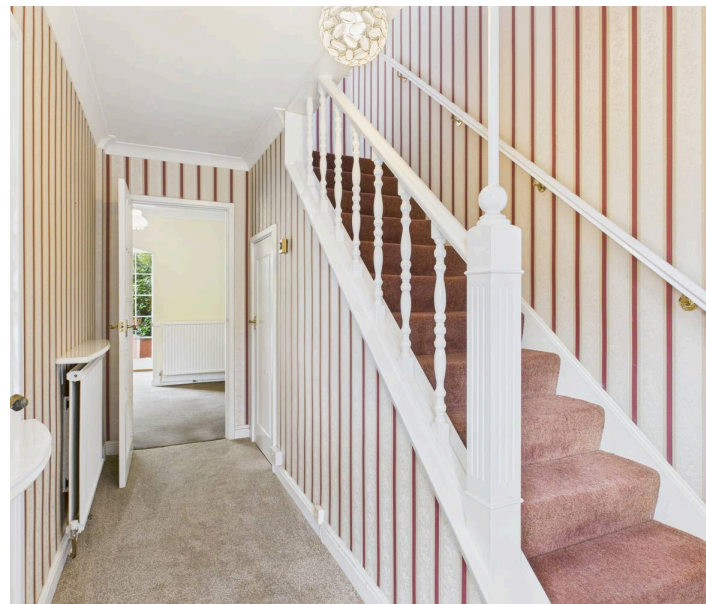
Conservation Area: No

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.

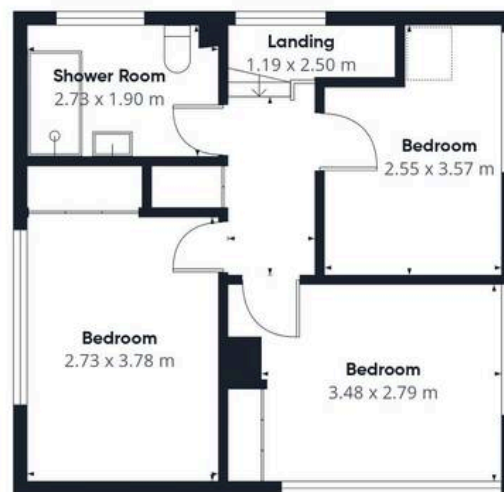
DIRECTIONS : For sat-nav use EX17 2DT and the What3Words address is [///destined.satin.profiled](#) but if you want the traditional directions, please read on.

From Crediton High Street, head towards Copplestone until reach the traffic lights at The Green. Turn right at the lights and immediately left into St Martins Lane. Proceed to the top and go straight over at the junction into George Hill. Go up the hill, take the first right into the loop and the property will be found on the left.





Floor 0



Floor 1

Approximate total area⁽¹⁾
97.5 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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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.