



The Old Bakery, 54 Park Street, Crediton, EX17 3HP

Guide Price £325,000

The Old Bakery

54 Park Street, Crediton

- Large family home in town location
- 4 bedrooms (or 3 bed and 1 bed annexe)
- Kitchen/diner and conservatory
- Scope to improve
- Central heating and double glazing
- Gardens
- Ample parking
- No chain

The Old Bakery was once just that. Those local (and old enough) to remember will have fond memories of Baker Heal which was a staple of the town for years. Later, the bakery was used for many years as a residential care home, and now planning is being sought to return it to a residential dwelling (see later). It's end of terraced and well positioned in a slightly elevated position within the town, ideal for the town centre and its amenities, plus schools and public transport. Rarely for houses so central, there's a large parking area and gardens to match so it does fit the bill for space and convenience.

The layout gives plenty of options for a new owner. The ground floor offers a dining room/study/snug and a large living room. There's a kitchen/diner too which opens out into the sun room on the back. There's a wet room to complete the ground floor. Central stairs lead to the first floor where there are four bedrooms, two bathrooms and a small kitchenette.





There is a second “front” door which leads to a second staircase and this, combined with the kitchenette, one bedroom and a shower room, can be closed off and used as an annexe. So really it’s either a four bed with three baths, or a three bed with two baths and a one bed, one bath annexe!

Outside, the ample driveway offers plenty of parking and room for a garage or shed (stp) and then a gate leads to the rear garden. Mainly level and lawned, there’s also paved seating areas and this links to the sun room. There’s a block built shed (half owned by this property) giving additional storage or scope for improvement.

Agents’ Note: A positive planning appraisal has been done (available to view via the agents) and an application for change of use back to a residential dwelling is being submitted. Offers can be made on a subject to planning basis but note that any lending/legal work maybe delayed by the planning process.

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: 1900

Construction Notes: Standard

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

Drainage: Mains



Heating: Gas fired central heating

Listed: No

Conservation Area: No

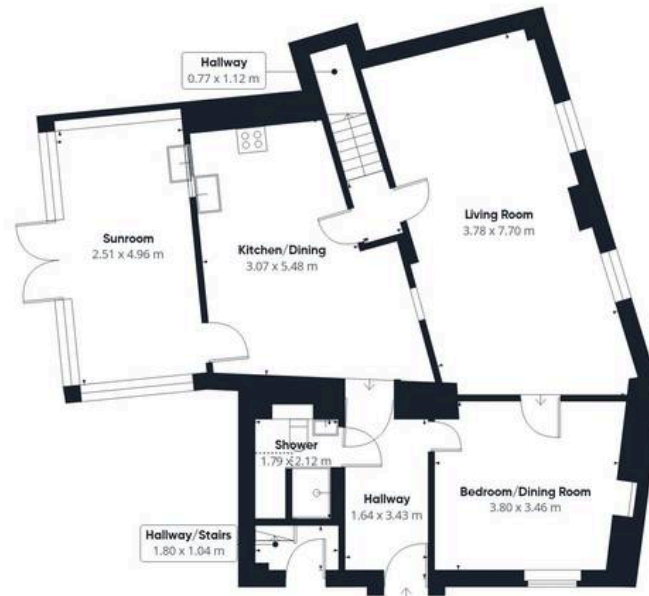
Tenure: Freehold

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 3HP and the What3Words address is [///spill.overruns.eliminate](#) but if you want the traditional directions, please read on.

From Crediton High Street, head towards Exeter and turn right opposite the main church and up Bowden Hill (there's two roads here, not Dean Street) and at the top of the hill, take a sharp left and onto Park Road. The property will be found first on your left.





Floor 0



Floor 1

Approximate total area⁽¹⁾

159.5 m²

Reduced headroom

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.

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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.