

FOR SALE

HELMORES  
SINCE 1699



GUIDE  
PRICE  
£139,950

**11 St Lawrence Green  
Credton  
EX17 3LL**

- Centrally located and well presented cottage
- Two double bedrooms - modern white suite bathroom upstairs
- Living room and modern kitchen breakfast room
- Gas central heating and uPVC double glazing
- Being sold with no onward chain

BEDROOMS

2

RECEPTIONS

1

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This centrally location cottage takes up a nice position within the town, looking onto 'The Green' and offering a relatively level & short walk to schools, transport links, doctors & the High Street many shops & cafes.

The well-presented accommodation includes two double bedrooms, a modern white suite upstairs bathroom with shower over the bath, plus a handy utility area with the modern Worcester gas combi-boiler, plus space & power for a tumble drier. The kitchen breakfast room (fitted in 2011) has an integrated oven & hob, plus space for washing machine & a fridge freezer, with the living room lying adjacent. The window seat, exposed fireplace & beams are nice features here, there is also a front porch & side access, plus gas central heating & uPVC double glazing throughout.

Although the property doesn't have its own garden, with The Green just opposite there are plenty of opportunities to get out into the sun!

Please see the floorplan for room sizes.

**Current Council Tax: B**

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

**Fastest broadband speed within this postcode: Up to 67Mbps**

**Drainage: Mains drainage**

**Heating: Mains gas central heating**

**Listed: No**

**Tenure: Freehold**

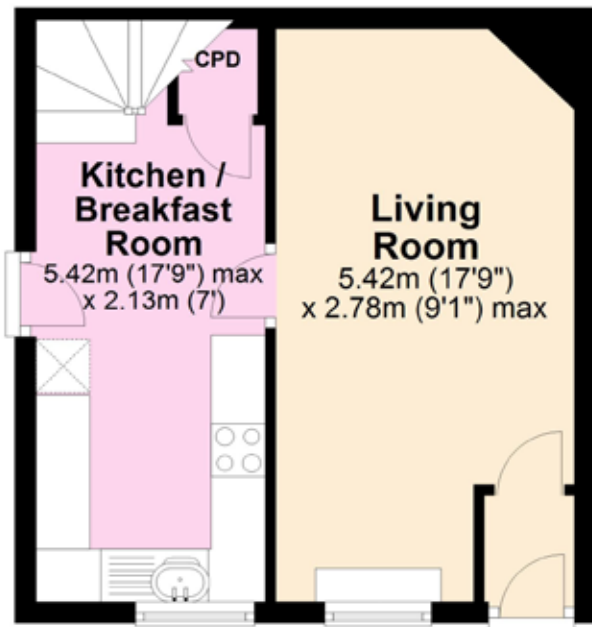
**DIRECTIONS:** The property is located just beyond Crediton High Street, on the left, opposite the top of The Green.

**Crediton:** An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted "outstanding" sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.



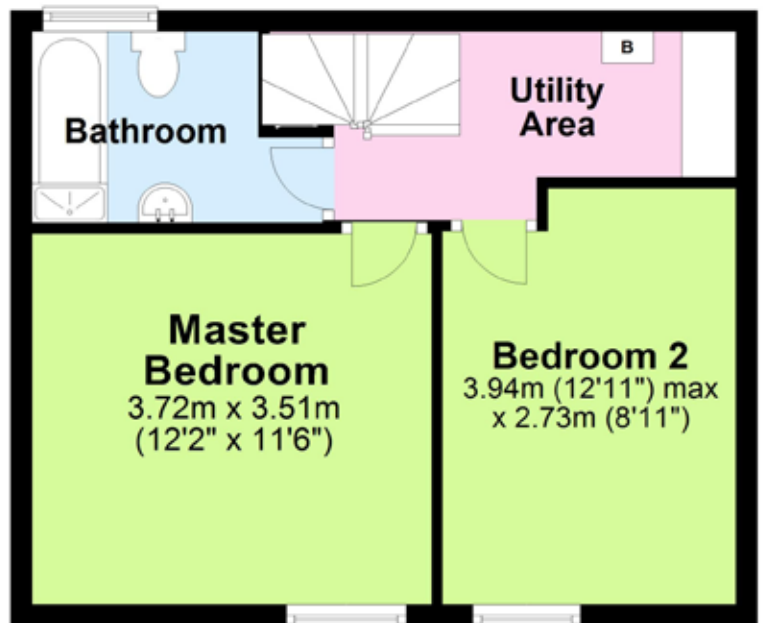
### Ground Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 62.6 sq. metres (673.3 sq. feet)



