



Claremont



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Searle Street, Crediton, Devon, EX17 2DB

Exeter City Centre (7.5 miles), Exeter Airport (15 miles)

Claremont is an elegant period family home in the heart of Crediton, combining timeless character with contemporary living.

- Semi-detached four bedroom family home
- Quiet town location
- Large family kitchen diner
- Original Features
- Council Tax Band F
- Wonderfully proportioned rooms
- Flexible living arrangements
- Great sized garden
- EPC Rating D (66)
- Freehold

Guide Price £650,000

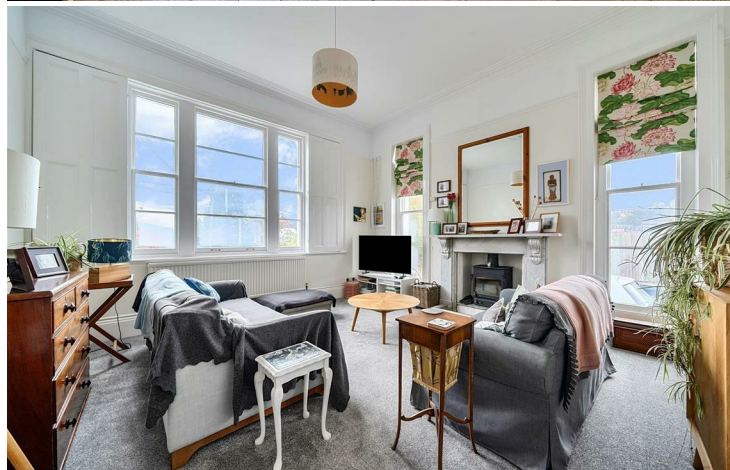
SITUATION

Nestled along the sought-after Searle Street, just a short stroll from Crediton's vibrant town centre, Claremont is a beautifully proportioned semi-detached period residence offering refined living within one of the town's most desirable addresses.

Searle Street lies within easy walking distance of Crediton's bustling High Street, with its excellent range of independent shops, cafés and amenities. The town is well served by both primary and secondary schooling, sports facilities, and a mainline railway station providing regular services to Exeter and beyond. Exeter itself, with its extensive cultural, educational and commercial facilities, is approximately 8 miles to the east.

DESCRIPTION

Claremont is an exceptionally spacious family home offering versatile accommodation, including four generous bedrooms, two elegant reception rooms, and a superb kitchen/dining room with French doors opening onto the rear terrace and landscaped gardens—perfect for family living and entertaining. The property exudes character and charm, with classic architectural features complemented by tasteful modern touches. The accommodation is generous and well balanced, with elegant reception rooms, high ceilings, and large sash-style windows that flood the interiors with natural light.



ACCOMMODATION

Approached through an attractive entrance, Claremont offers elegant and well-proportioned accommodation, beautifully suited to modern family living. The welcoming reception hall leads to a generous sitting room with a cosy log burner and a second family room also has great proportions, with each enjoying excellent natural light and period character.

The heart of the home is the impressive kitchen/dining room, fitted with a range of quality units and bespoke stainless steel worktops. A converted gas Rayburn keeps this space beautifully warm all winter as well as doubling up as a really useful second oven/stove top. French doors open directly onto the rear terrace and garden, creating a seamless connection between indoor and outdoor living. Off the kitchen, down a couple of steps is a useful utility room with access to the front and rear of the property and a separate shower room with WC. On the ground floor is also a door leading down to a two-room cellar, ideal for wine and general storage, with one of the areas currently set up as a small workshop.

Upstairs, the property provides four spacious bedrooms, including a superb principal bedroom, all served by a stylish family bathroom.

GARDENS, GARAGE AND STORE ROOM

The property is approached via a tarmac drive, with the front garden attractively landscaped with mature shrubs and bushes that frame the driveway, which provides generous parking for several vehicles. There is a single car garage and to the rear a useful store with power and water that can be used as a potting shed or place to store bicycles, table tennis table and outside kit. The rear garden enjoys a high degree of privacy and is of an excellent size, creating a wonderful outdoor retreat. An ornamental pond occupies the lower left-hand corner, offering a charming focal point, while to the opposite side a greenhouse and delightful seating area provide ideal spaces for relaxation and cultivation. The garden is further enhanced by a selection of established trees, shrubs, and well-stocked flower beds, completing this most appealing setting.

SERVICES

Gas Central Heating
Mains drainage, electricity and water
Double glazing throughout

AGENTS NOTE

The property is set within a conservation area

DIRECTIONS

WHAT3WORDS - ///stability.brains.salt



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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