



4 Hillbudge Terrace Park Street, Crediton, EX17 3ED

Guide Price **£190,000**

4 Hillbudge Terrace Park Street

Crediton

- Victorian mid terrace
- Very short walk to the town centre
- Gas central heating & double glazing
- Open plan kitchen/diner
- Undercroft store ideal for bikes
- Large bathroom
- Top floor bedroom with fitted wardrobes
- Scope to create a 3rd bedroom (Subject to permissions)
- No onward chain!

Just a short walk from Crediton High Street, this Victorian terrace combines period character with practical modern updates, making it an excellent choice for those looking for a convenient home close to shops, cafés and public transport. With generous room sizes, high ceilings and the potential to adapt the layout, it offers more flexibility than first meets the eye.

The lounge sits at the front of the property, where a bay window fills the room with natural light. An original fireplace, now fitted with an electric fire, creates an attractive focal point while retaining the home's Victorian character.

To the rear but open plan, is the kitchen and dining area providing a sociable space for everyday living. Pale green shaker-style units are paired with wood-effect worktops and include a four-ring gas hob, under-counter oven, integrated fridge and freezer, breakfast bar and useful wine storage. An archway adds character, while the layout offers plenty of room for dining.





Beyond the kitchen and dining room is a practical utility area with space for a washing machine, additional storage, the gas boiler and a convenient downstairs WC. A door opens from here to the rear courtyard.

On the first floor you'll find a spacious, modern bathroom with a P-shaped bath and electric shower over, together with a bright south-facing double bedroom enjoying two windows and plenty of natural light. The top floor has been converted to create a generous second double bedroom, complete with fitted cupboards and a south-facing window.

A particularly appealing feature is the potential to reconfigure the layout, as several neighbouring homes have done, creating a third bedroom by relocating the bathroom. Buyers should make their own enquiries regarding any permissions or building regulations that may be required, but it offers an exciting opportunity to add further flexibility without extending the property.

Outside, there is no private garden, but the property benefits from access to a communal courtyard with washing line space, while two useful brick-built storage sheds beneath the house provide excellent storage for bicycles, tools and outdoor equipment.

The property also benefits from gas central heating, mains water, mains drainage and uPVC double glazing.

Directly behind the property and down some steps is Crediton Town Park, offering open green space, a children's play area and bowling green, while the High Street is only a few minutes' walk away, putting shops, cafés, restaurants and transport links all within easy reach.



For buyers looking for a character home in a central location with practical living space and future potential, this is a property well worth considering

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2026/27 – £2133.50

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

Broadband within this postcode: Ultrafast 10,000Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Brick

Listed: No

Conservation Area: Yes

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.

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

70.5 m²

Reduced headroom

1.6 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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Always rely on your viewing for an accurate understanding of the property. We're informed by the seller that the property benefits from a right of way to the rear. Buyers are advised to confirm details and legal status with their conveyancer.

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 on foot take the Union Terrace and continue up onto Park Street. The property can be found along to the left marked with a Helmores board.

For Sat Nav: EX17 3ED

What3Words: [///recruiter.thorax.clash](https://www.what3words.com/#!/recruiter.thorax.clash)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.