



**East View Buller Road, Crediton, EX17 2AX**

**Guide Price £435,000**

# East View, Buller Road

## Crediton

- Beautiful 1930s detached family home
- Wonderful south-facing rear garden
- Extended open-plan kitchen, dining & garden room
- Separate bay-fronted sitting room
- Three generous bedrooms
- Garage & ample parking
- Short walk to the town centre
- Popular residential location
- No chain

There's something special about a well-built 1930s home. High ceilings, generous room proportions and large gardens combine to create houses that remain just as desirable today as when they were first built, and East View is a wonderful example.

Situated within easy walking distance of Crediton's High Street, People's Park, schools and everyday amenities, the property enjoys a convenient position whilst still offering a surprisingly peaceful setting. To the rear, the generous south-facing garden is a real highlight, creating a fantastic space to enjoy throughout the day and into the evening.

The house has been thoughtfully updated over the years whilst carefully retaining the character that makes homes of this era so popular. The standout feature is the rear extension, creating a bright and sociable kitchen, dining and garden room that has become the heart of the home. Whether it's everyday family life, entertaining friends or simply





enjoying views over the garden, it's a space that works beautifully.

Alongside the open-plan living space is a separate bay-fronted sitting room, providing somewhere to relax away from the hustle and bustle of family life, together with a useful utility room and ground floor WC.

Upstairs are three well-proportioned bedrooms and the family bathroom, with the generous proportions continuing throughout the first floor.

Outside, the property occupies an excellent plot with ample off-road parking, a detached garage and a rear garden that's far larger than many homes this close to the town centre can offer. Mainly laid to lawn, it also includes established planting, space for growing your own fruit and vegetables, decked seating areas and a delightful summerhouse, providing plenty of options for relaxing, gardening or entertaining.

Homes like this continue to be popular for good reason. They combine the character and proportions of the 1930s with practical family living, all in a location where you can leave the car at home and enjoy everything Crediton has to offer within a short walk.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Standard

Listed: No

Conservation Area: No

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.

**Agents' Notes:**

**Boundaries, Access & Parking:**

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.

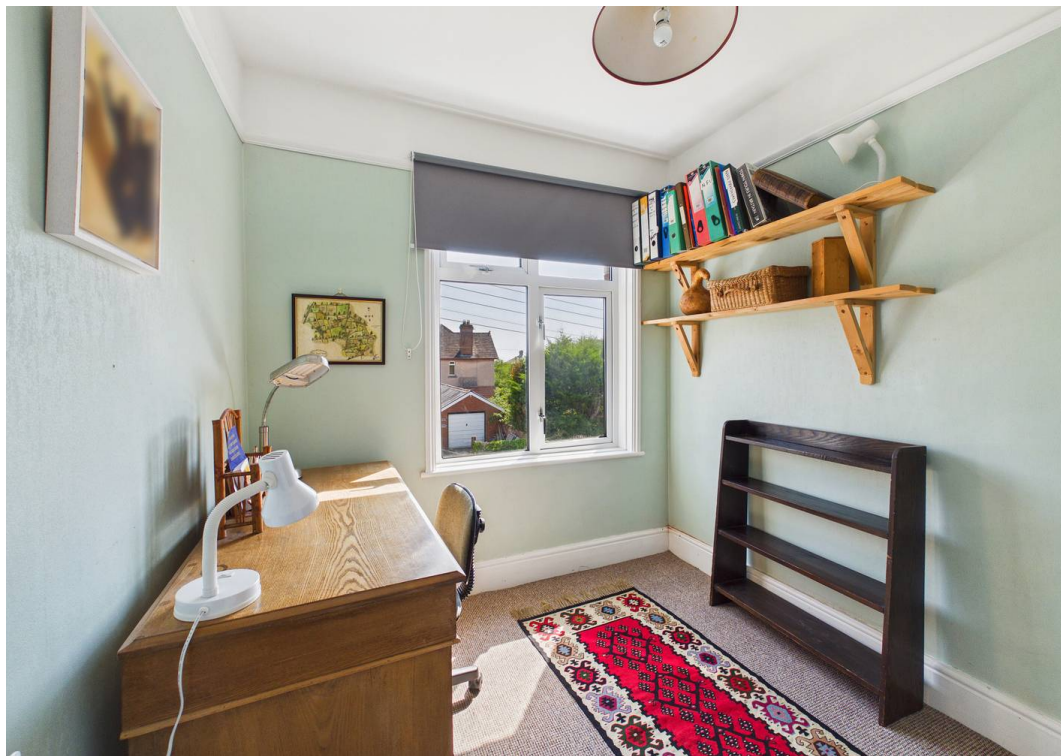
**Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

**Digital Photo Enhancement/Virtual Staging:**

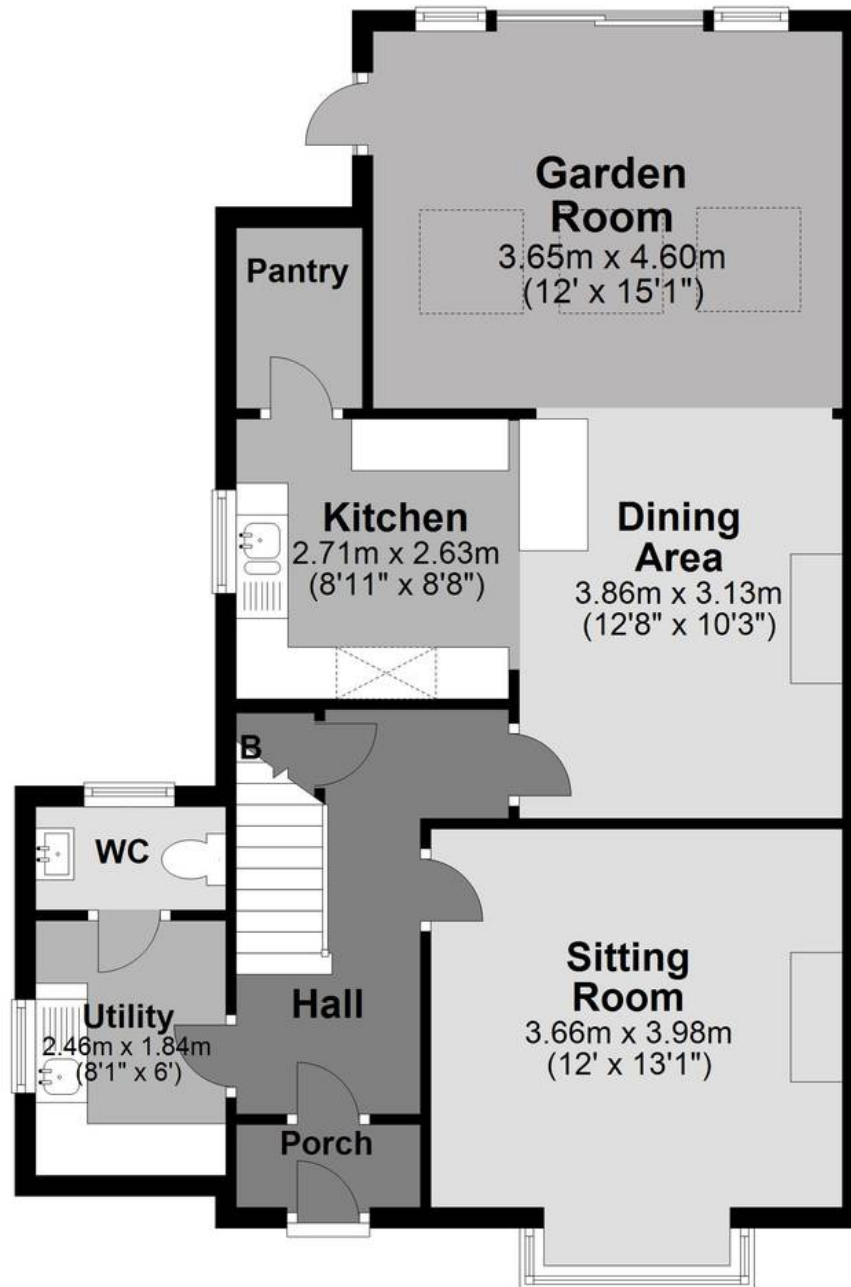
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings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





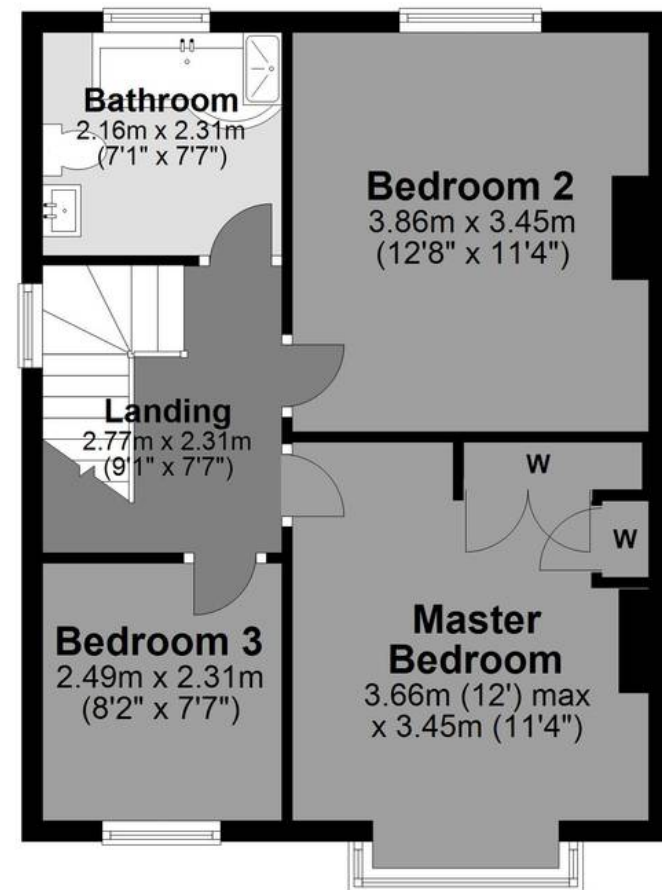
## Ground Floor

Approx. 71.5 sq. metres (769.7 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



Total area: approx. 116.6 sq. metres (1254.6 sq. feet)



**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 : Use EX17 2AX or the what3words is  
 ///acrobat.smirking.poem

The house will be found on the left hand side as you proceed up Buller Road,





# Helmores

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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.