



31 Beech Park, Crediton, EX17 1HW

Guide Price **£475,000**

31 Beech Park

Crediton

- Five double bedroom detached family home
- Self-contained one-bedroom annexe
- Six double bedrooms in total
- Ideal for multigenerational living or additional income
- Beautifully presented with granite-topped kitchen
- Multiple living spaces with excellent flexibility
- South-facing rear garden
- Off-road parking
- Walk to Crediton town centre & countryside
- Exceptional space & quality for the money

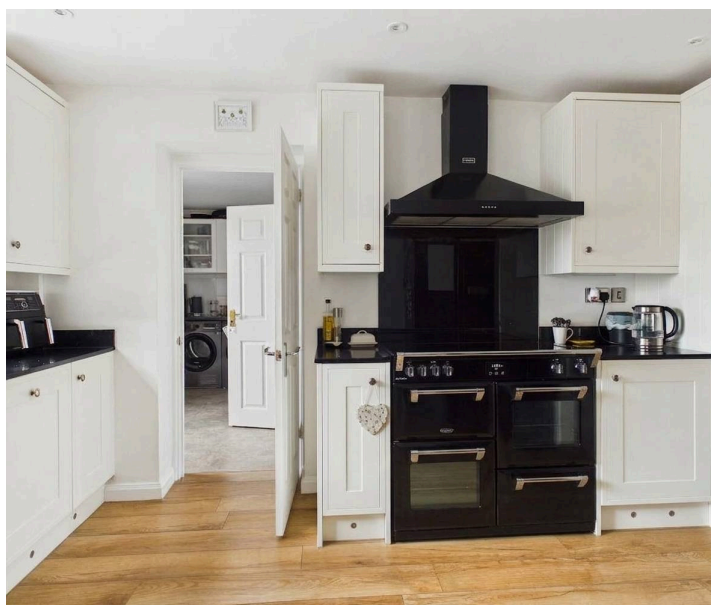
Space is one thing, but it's the flexibility of 31 Beech Park that really sets it apart. The main house is a substantial and beautifully presented five double bedroom family home, with the considerable bonus of a self-contained one-bedroom annexe alongside, giving six double bedrooms in total. That opens up all sorts of possibilities, whether different generations of the family want to live together whilst retaining some independence, you need somewhere for older children or regular guests, or you're attracted by the potential to generate an income from part of your home, subject to any necessary consents. Importantly, there's been no compromise to the main house to create it. This remains a generous home in its own right, and because the annexe is also internally connected through the main kitchen, the whole property can work just as naturally as one large home when





required. Beech Park is brilliantly placed for everyday life too, with Crediton town centre within walking distance in one direction and lanes, footpaths and countryside in the other, including Shobrooke Park just a few minutes' walk away.

The main house has been decorated with real care and offers the sort of living space that can adapt as family life changes. At its heart is a stylish kitchen with granite worktops, while the sitting room, dining room and conservatory provide several distinct places to eat, relax and spend time together. They can work socially when you have a house full, but there's equally the ability to close areas off when everyone wants their own space. Upstairs are five double bedrooms, including a generous principal bedroom with its own en-suite shower room, together with the family bathroom. The annexe then adds another dimension altogether. It has its own private entrance, living room, kitchen, shower room and double bedroom, together with a door opening directly onto the rear garden. It's completely capable of functioning independently, yet the internal connection to the main house means it can just as easily become part of the wider accommodation. That ability to use No. 31 as one substantial six-bedroom home or as a five-bedroom house with a genuinely independent one-bedroom annexe is where much of its appeal lies.



Outside, you don't have to sacrifice the practical things to gain all that accommodation. There's off-road parking to the front, while at the rear is an enclosed south-facing garden, accessible from both the main house and annexe. The conservatory opens directly onto the garden, creating an easy connection between the main living spaces and outside, while from the first floor there are views towards the surrounding countryside. It's an unusual combination in such a convenient town location: five double bedrooms in the main house, a proper self-contained

annexe, several living spaces, parking and a sunny garden, with both the High Street and open countryside easily reached on foot. Whether you need the annexe immediately or simply want a home capable of adapting to whatever comes next, 31 Beech Park offers an enormous amount of space and versatility for the money.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Utilities: Mains electric, gas, water, telephone & broadband, solar PV's (leased)

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.

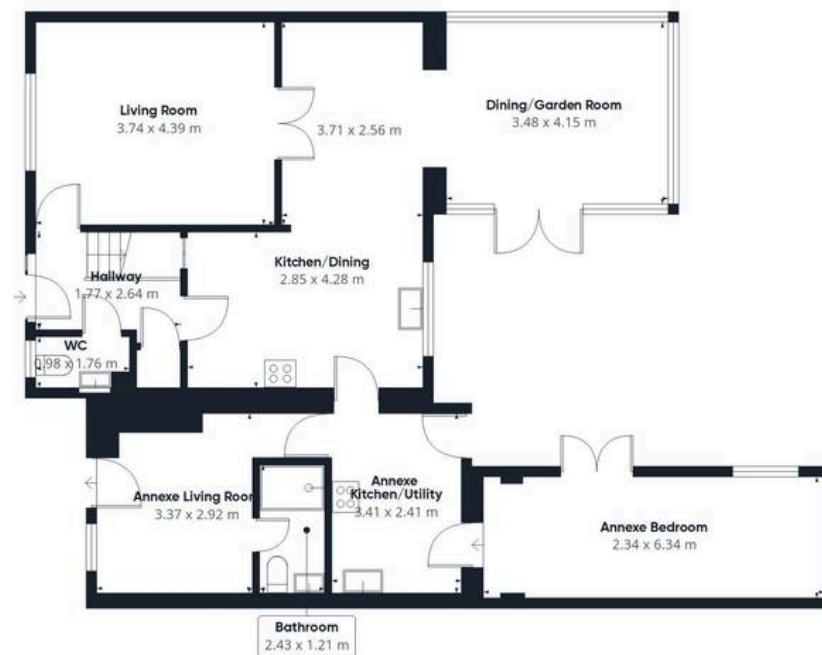
Agents' Notes:

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.







Floor 0

Approximate total area⁽¹⁾
166 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 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.

Leased Solar Panels:

The seller advises that solar panels are present and believed to be subject to a lease or finance agreement. Buyers should confirm details and implications with their conveyancer.

DIRECTIONS: Use EX17 1HW or the what3words is ///allowable.villager.even



From Crediton High Street, turn into Market Street and head into the square, turning right and following the road out along Parliament Street. Pass the library on your right and Newcombes Meadow. At the junction, continue to the mini roundabout and turn left and immediately right onto Pounds Hill. At the top bear right into Beech Park and the property will be found on the right approx. half way along.



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.