



2 Hillbudge Terrace, Park Street, Crediton, EX17 3ED

Guide Price £210,000

2 Hillbudge Terrace

Park Street, Crediton

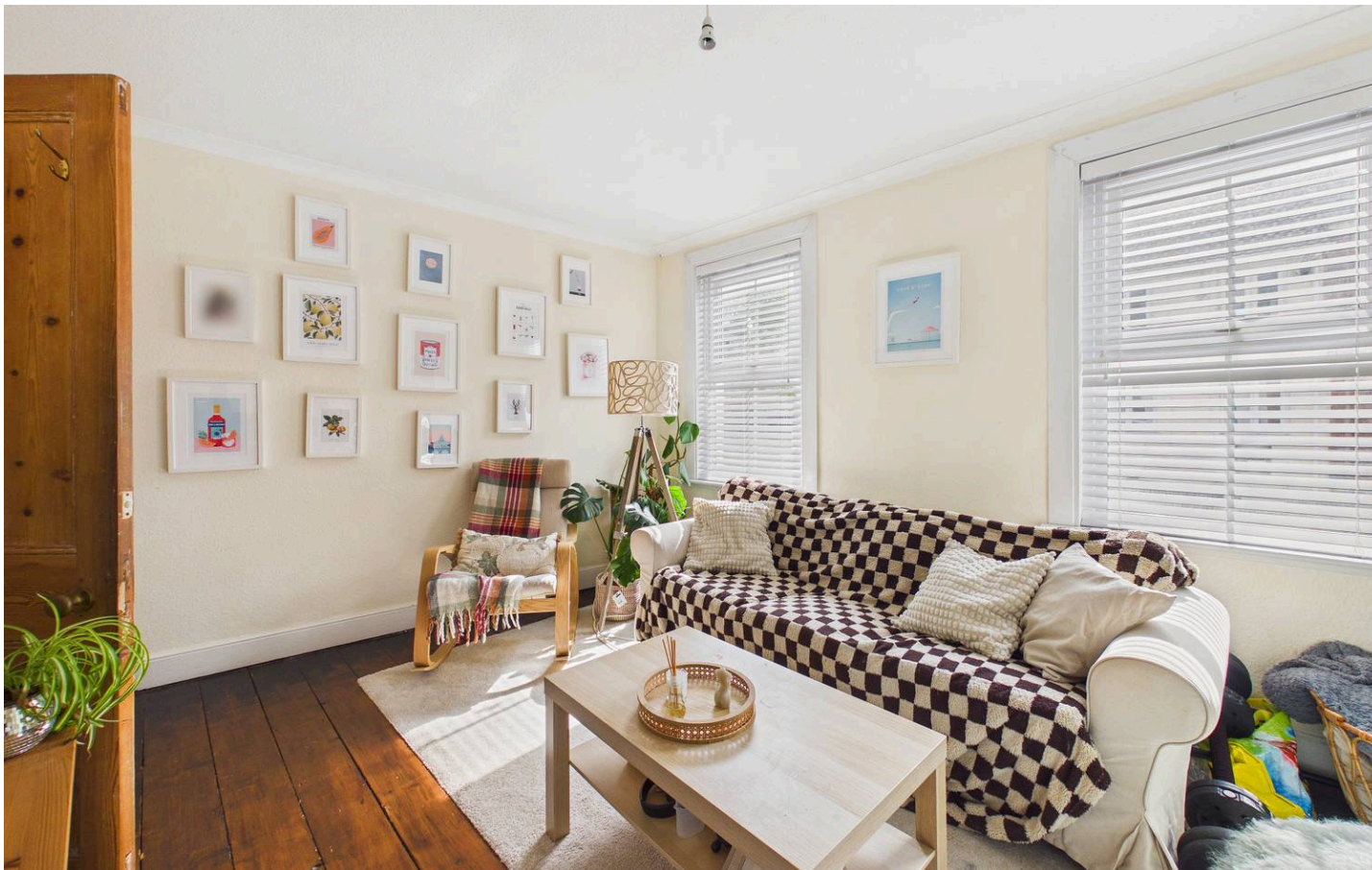
- Mid terrace cottage close to Crediton town centre
- Central location near square, cafes and Newcombes Meadow
- Flexible layout with kitchen and dining space
- 1st floor living room offering alternative bedroom use
- Top floor bedroom with views across the town
- Well presented and ready to move straight into
- Gas central heating and double glazing
- Undercroft store ideal for bikes and storage
- On street parking and permits available locally

Set just a short walk from the centre of Crediton, 2 Hillbudge Terrace is one of those cottages that offers more than you might expect at first glance. With the town square, cafes and Newcombes Meadow all within a couple of minutes, it's a really convenient spot for day to day living.

The house has been improved over time and now offers a flexible layout across three floors. The current owners have made a clever change by using the ground floor as a kitchen and dining space, creating a sociable hub with a feature island that works really well for everyday living.

Upstairs, the first floor is arranged with a living room and a bedroom, although this can easily be adapted depending on how many bedrooms are needed, giving the option of two or three bedrooms overall. There's also a modern shower room on this level.





On the top floor is a large bedroom which enjoys some lovely views across the town, adding to the sense of space within the house.

There's also a useful ground floor utility and WC, adding to the practicality.

Outside, there's a small front yard setting the property back from the street, while to the rear an undercroft store provides excellent storage for bikes and other items.

The property benefits from mains gas central heating and double glazing, making it efficient and comfortable to run, and overall it's ready to move straight into.

There is no allocated parking with the property, however on street parking is available on nearby roads, and a permit can be obtained for the town car park if required.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon

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

Broadband within this postcode: Superfast Enabled

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.

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 or via the Ofcom coverage checker.

Rights of Way:

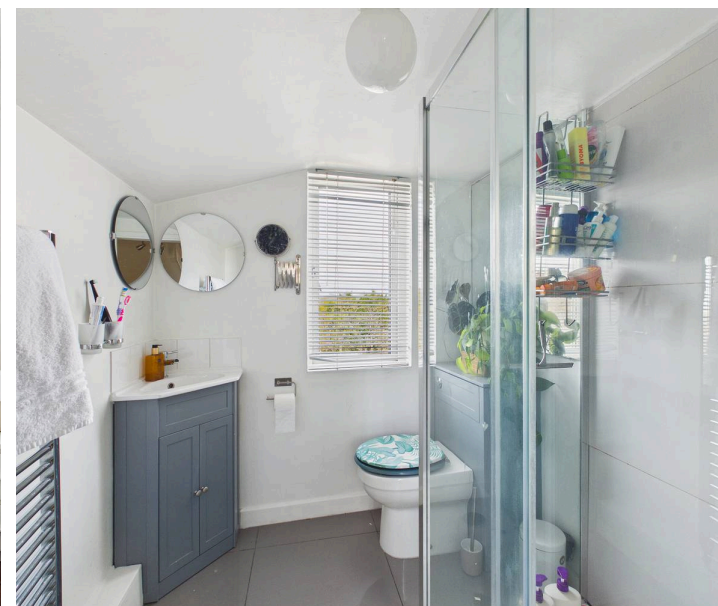
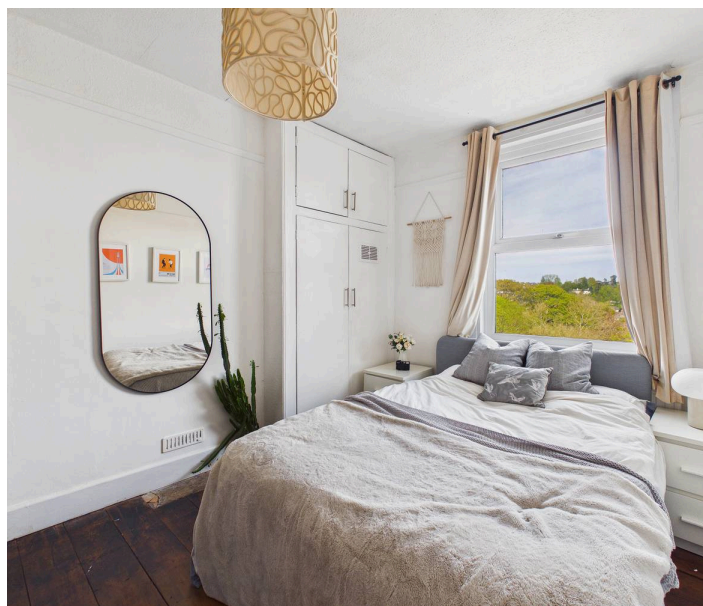
We're informed by the seller that the property benefits from a right of way to use the rear steps. Buyers are advised to confirm details and legal status with their conveyancer.

Shared / Communal Areas:

We're informed by the seller that the property has shared use of the rear courtyard. Buyers should confirm maintenance responsibilities, rights of use and any associated costs with their conveyancer.

DIRECTIONS : For Sat-Nav use EX17 3ED or the what3words is [///couriers.champions.bells](https://www.what3words.com/#!/en/@@@couriers.champions.bells)

If visiting by car, please park up and walk to the property (closest parking on Union Road).





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

84.5 m²

Reduced headroom

2.4 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.

GIRAFFE360



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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.