



**12 North Street, Crediton, EX17 2BT**

Guide Price **£300,000**

## 12 North Street

Crediton

- Large town house
- 4 or 5 bedrooms
- Not listed with huge potential
- Potential development opportunity
- Central location
- Outbuildings for possible conversion
- Garage/storage
- No onward chain

Just off of Crediton's High Street is a small one way street called North Street. It's a gateway to the pretty town square with its cafes and pub, a great social space and just a stone's throw from this property. The house is a period property with a huge amount of potential and in a great central location which makes it an ideal base for those looking to be conveniently placed for the town and its amenities.





The house itself has a grand, 3 storey façade onto the street, double fronted and impressive, it's clear there will be space on offer. What isn't immediately apparent is the amount of additional space there is on offer to the rear and the potential that comes with it. The main property is over the 3 floors and the layout suited the current owners but may well be changed. There's a central entrance hall, garden room and rear hall, a store or occasional bedroom and a WC, plus the garage. It's worth noting that the garage has been used for vehicles in the past but it's not a large garage. It's ideal for smaller vehicles or storage or even potential access (see later). Also to complete the ground floor is a utility room and store. On the first floor is a large living/dining room, further store room and another WC, plus the kitchen. There's an office too and this links to the outbuildings. On the second floor are 3 bedrooms and a bathroom.

Connected to the house (on the first floor currently), is a large L-shaped two storey building with a huge amount of potential. Whether these spaces are used as part of the house, or split for an annexe, income potential or even converted into flats (all subject to planning), the options are endless. It's been thought about to convert the whole property into smaller units with access gained via the front door and utilise the garage as an access to the rear. Equally, when the house and buildings are used as one, the courtyard garden comes to life and the outbuildings make terrific studios or offices.

To have a house with so much room and with the options of the outbuildings, all within the town is quite unusual. The property does need updating but with so many options, having a blank canvass will be a great starting point. The house is of course liveable as it is too and has been a lovely family home for many years.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2023/24 -  
£2379.96

Utilities: Mains electric, water, gas and telephone

Broadband within this postcode: Superfast available but  
not connected

Drainage: Mains drainage

Heating: No central heating

Listed: 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.

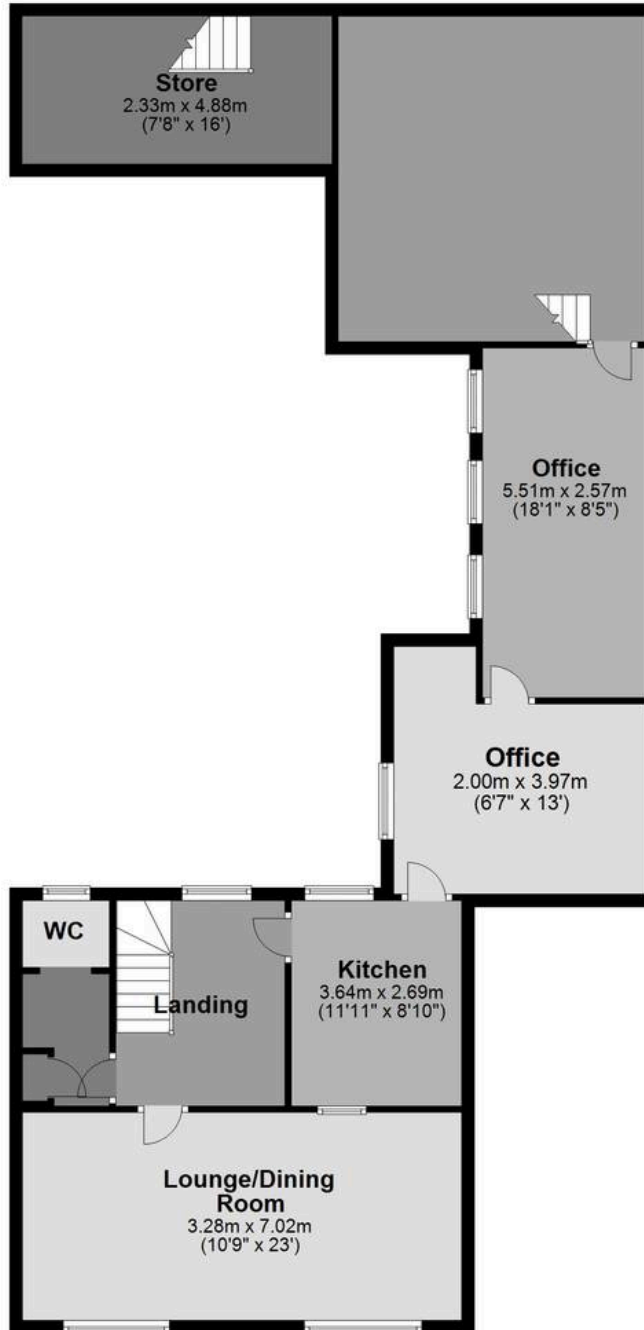
**CREDITON** : An ancient market town, with a contemporary  
feel – only a short, 20-minute drive NW from the city of  
Exeter. Set in the Vale of the River Creedy, amongst gentle,  
rolling hills and verdant pastures. Sincerely picture  
postcard. Once the capital of Devon, Crediton is famed for  
its inspiring sandstone church and for being the birthplace  
of Saint Boniface in 680 AD. Its high street is a vibrant  
place, abuzz with trade –artisan coffee shops, roaring  
pubs, a farmers' market and bakeries, jam-packed with  
mouthwatering delights. For those commuting it has  
hassle free transport links into Exeter and for schooling a  
prestigious community college (Queen Elizabeth's) – with  
an Ofsted "outstanding" sixth form. In addition, it boasts a  
brilliant gym & leisure centre for New Year's resolutions,  
two supermarkets for the weekly shop and a trading  
estate for any practical needs. All neatly held in a single  
valley.



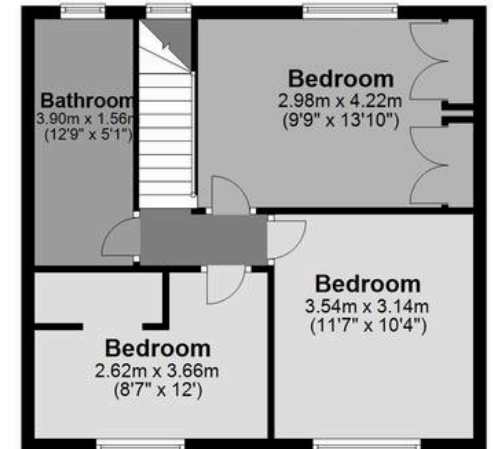
**Ground Floor**  
Approx. 119.7 sq. metres (1288.5 sq. feet)



**First Floor**  
Approx. 110.0 sq. metres (1184.4 sq. feet)



**Second Floor**  
Approx. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 274.1 sq. metres (2950.1 sq. feet)



## 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.