



4 Laburnum Cottages, Belle Court, Crediton, EX17 3LE

Guide Price £199,000

4 Laburnum Cottages

Belle Court, Crediton, EX17 3LE

- Victorian terrace cottage
- Large rear garden
- 2 double bedrooms
- Scope to add value & improve
- 2 reception rooms
- Close walk to shops & transport
- Tucked away just off the High Street
- No onward chain!

Tucked just off the High Street in a quiet spot is this small row of Victorian terrace cottages, perfectly located to have access to all the town's amenities. The property would benefit from updating and offers a great opportunity to add value and create a really special, well located home. A huge benefit to this home is the large garden to the rear.

The first reception room is to the front with a feature fireplace and the second reception room is off from the kitchen which lends itself to a dining area. The kitchen has an array of solid wood cupboards and is incorporated into a single storey extension to the rear along with the bathroom.

Upstairs there are two large double bedrooms, the one to the rear has a sink and fitted wardrobe.





Outside to the front is a courtyard area and to the rear is the large garden laid mostly to lawn with flower and shrub borders, a greenhouse and garden shed. Parking can be found on street nearby.

Agents Note: There is gas to the property for the cooker but no central heating.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £2034.67

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

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

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.



DIRECTIONS : From Crediton High Street take Belle Court (pedestrian access only) just to the left of the Congregational Church and number 4 can be found up to the left marked with a Helmores board.

What3Words: ///reports.hello.bungalows





Floor 0



Floor 1

Approximate total area⁽¹⁾
65.5 m²

(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



Helmores

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