



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

Guide Price £199,000

HELMORES
SINCE 1870

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.

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 : 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.

For Sat Nav: EX17 3LE

What3Words: ///reports.hello.bungalows





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.



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.