



38 Dean Street, Crediton, EX17 3EW

Guide Price **£200,000**

38 Dean Street

Crediton

- Three-bedroom town home
- High ceilings & plenty of period character
- Central Crediton location
- Original staircase & tall landing window
- Cosy living/dining room with wood-burner
- Good-sized kitchen with space for a table
- Large boarded loft for storage or hobbies
- Separate utility room
- Private rear courtyard
- No onward chain

38 Dean Street has an interesting history. It started life as part of the inn next door, and once you're inside there are still clues to its past. The ceilings are unusually high for a house of this type and the original staircase is probably the standout feature, rising through the centre of the house with a tall window bringing light onto the half landing. It's also in a really handy part of Crediton. As are many houses in the street, it's Grade II listed. Dean Street is tucked just opposite the parish church, with the High Street, schools and everything you need day-to-day within a short walk including regular bus and trains to Exeter and beyond.

Downstairs, the living/dining room is a cosy space with a wood-burning stove and room for a table and chairs. The kitchen is a good size, with plenty of cupboards and worktop space as well as room for another small table, and having a separate utility room is a useful extra.





Upstairs are three bedrooms and the bathroom, with the high ceilings continuing to give the house a little more presence than you might expect. There's another useful surprise above. The loft has been opened up and boarded, with access via a pull-down ladder. It isn't formal accommodation, but it gives you a large amount of additional storage and has plenty of scope as hobby space too.

There isn't a big garden to look after here, but there is a private courtyard at the back with enough room for a table and chairs, some pots and somewhere to hang the washing. For us, this is less about polished perfection and more about finding a characterful three-bedroom home in a really convenient part of town. There's plenty here to enjoy as it is, along with scope for a new owner to make it their own over time, and it's being sold with no onward chain.

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 and wood-burner

Construction: Cob/Stone

Listed: Yes Grade II

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:

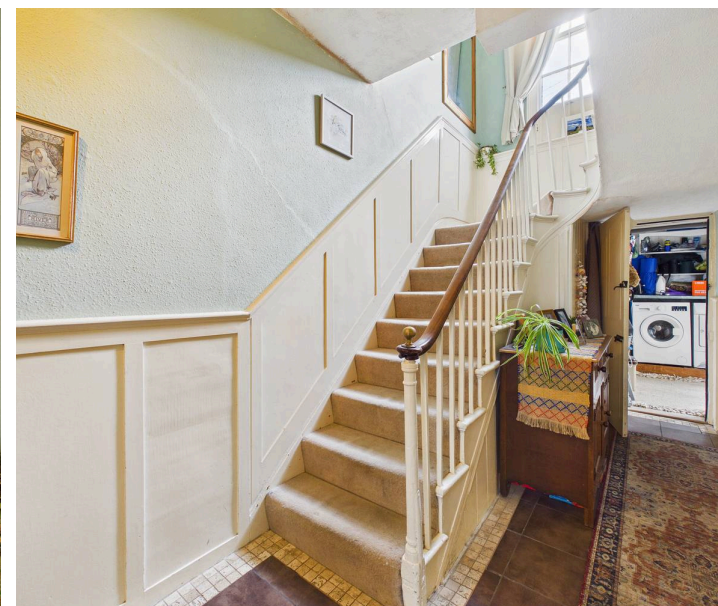
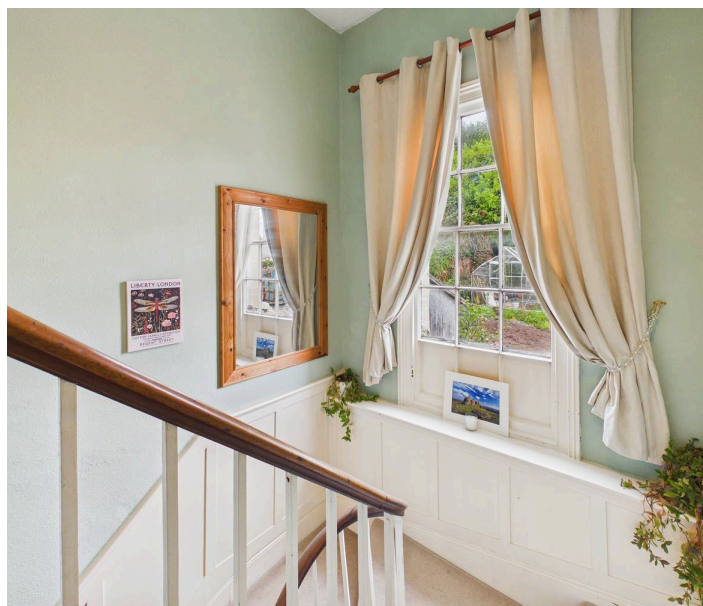
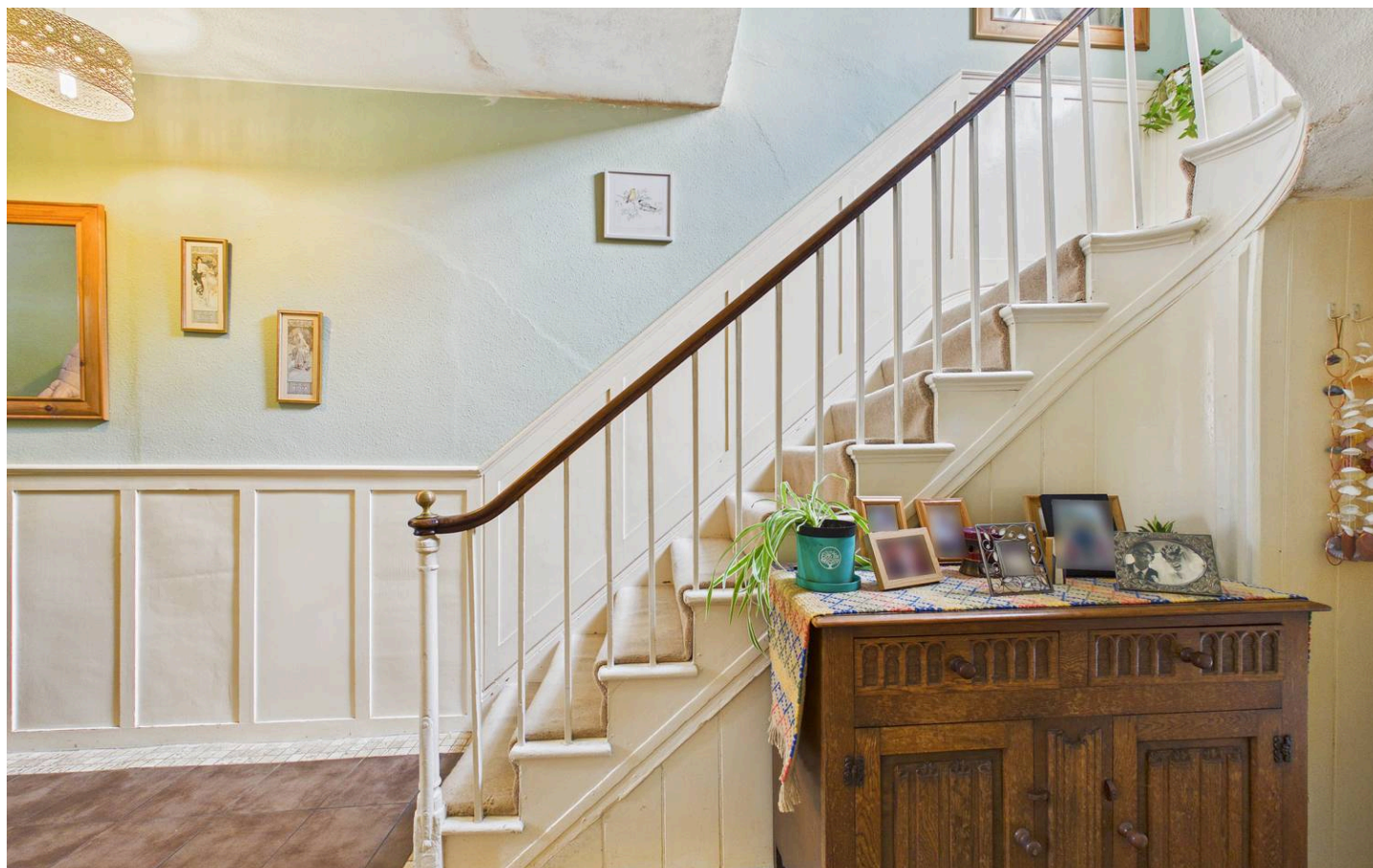
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

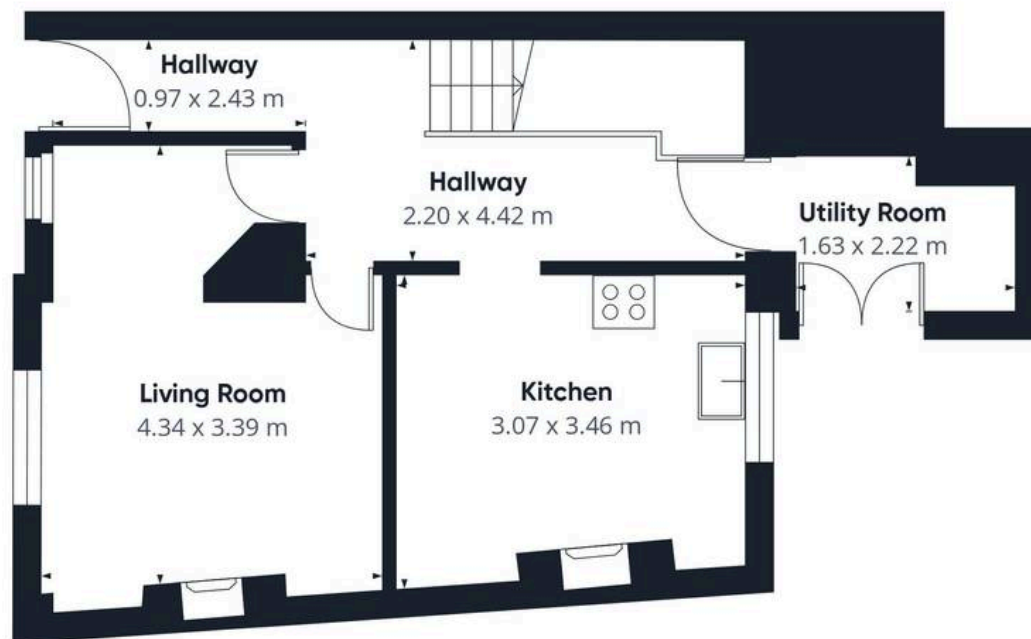
Digital Photo Enhancement/Virtual Staging:

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.

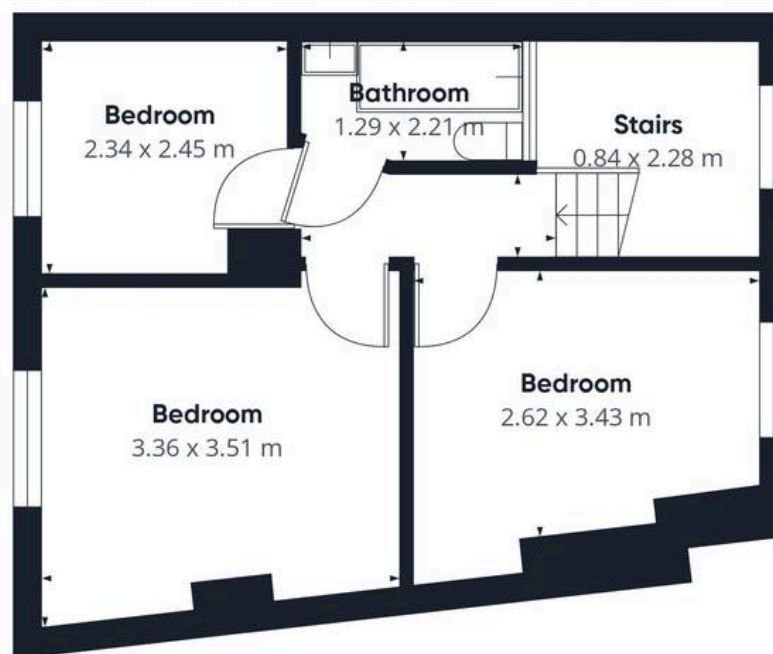
Chain Status / Vacant Property:

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.





Floor 0



Floor 1

Approximate total area⁽¹⁾
69.6 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





Planning & Building Regulations:

The property is Grade II Listed. We understand that replacement windows were installed by a previous owner more than 12 years ago without Listed Building Consent being obtained. An indemnity insurance policy was subsequently put in place in relation to this matter and we understand this is intended to be transferable to a purchaser. Buyers should ask their solicitor to review the policy, confirm its current validity and advise them before making any contact with the local authority in relation to the windows.

Adjoining Property:

No. 38 adjoins premises historically operated as an inn/public house. We understand the adjoining premises are not currently trading as a public house, although their existing planning/use status remains. Buyers requiring a mortgage are advised to make their lender or broker aware at an early stage, as individual lenders and valuers may take differing views on adjoining commercial premises.

DIRECTIONS

From the High Street, proceed as if heading to Exeter and turn right into Dean Street opposite the parish church. For viewings, there's no parking in Dean Street. Parking is available nearby on Bowden Hill, Park Road, Union Road, all within a short walk.





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.