



69 East Street, Crediton, EX17 3BA

Guide Price **£240,000**

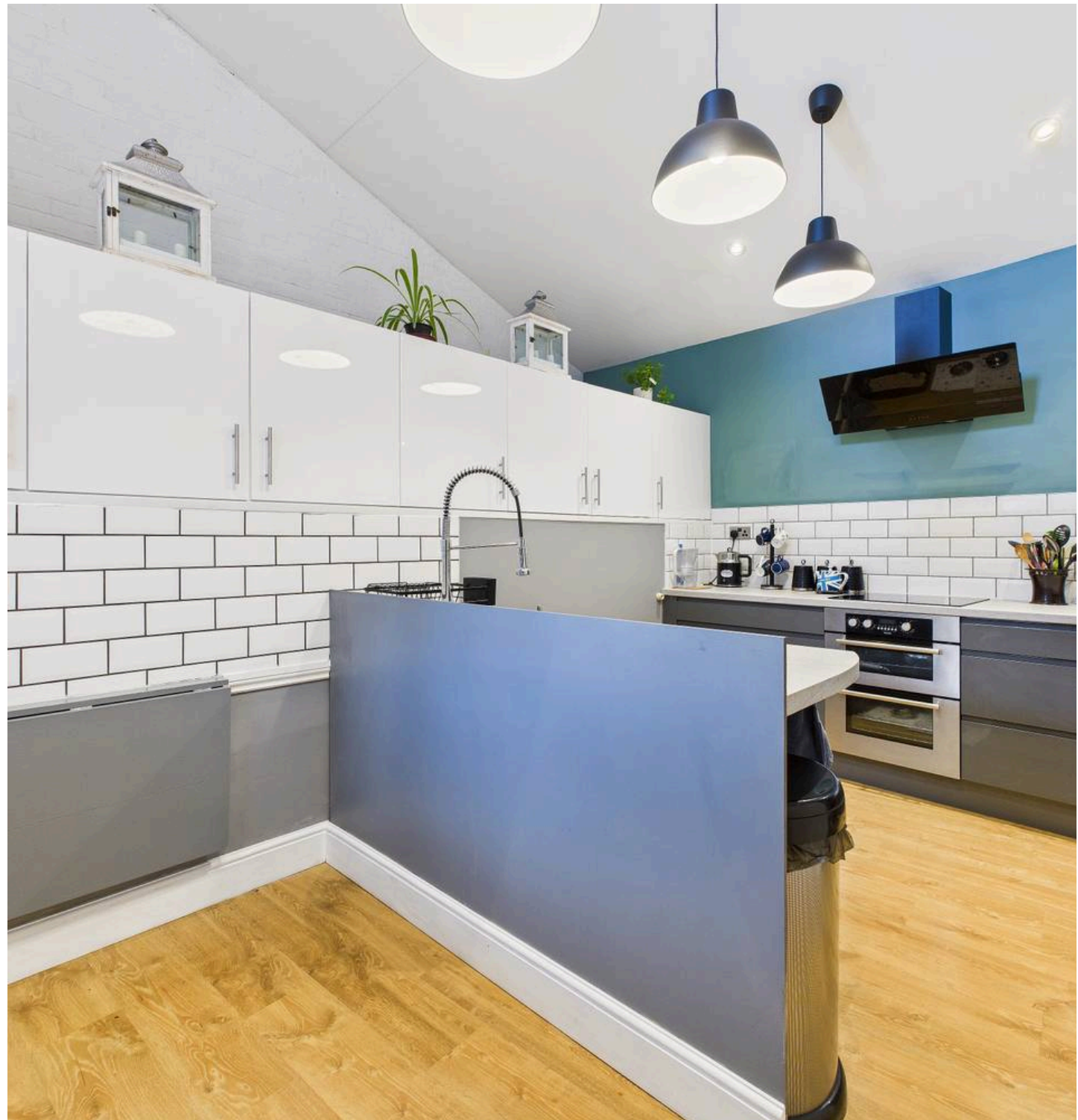
69 East Street

Crediton

- End-Terrace House with Beautiful Accommodation
- Incredibly spacious reaching 1,050sqft
- Three bedrooms & modern upstairs shower room
- Large lounge diner & lovely kitchen breakfast room
- Massive garage with roller door
- Gas central heating & grey uPVC doors & windows
- Small low maintenance garden
- The owners have found an onward purchase

This period end-terrace house is an incredibly rare find in this price bracket, rarely do we see such spacious accommodation so beautifully presented at an affordable price! Its position is also very handy for transport links to Exeter, Morrisons supermarket with the town and leisure centre not far beyond.

At 97sqm (1,050sqft) it's a great sized home. The layout is a little surprising (in a good way) and once you're inside, you can appreciate the space on offer. A social living/dining room welcomes you and then through to the modern kitchen which has a vaulted ceiling & includes appliances. There is an internal door to the garage which has a utility area with power/plumbing for a washing machine & tumble drier too and a useful ground floor loo. There's foldable steps to a large mezzanine storage area and with the electric roller door, the garage can be used for off-road parking which is at a premium in this part of town.





Upstairs there are three good sized bedrooms, served by a great shower room with twin head shower & a pretty sink over handy drawers. There is mains gas central heating & uPVC double glazed doors & windows which are grey on the exterior giving it a great look.

The aforementioned garage has a roller door with key fob, light & power with plenty of space for a car (more room could be created by altering the rear raised level to accommodate a bigger vehicle). To the rear of the house, from the back door and across the shared footpath, is a small low maintenance garden (4.4m x 1.8m) which offers a space to sit out in or to dry clothes. There is also a handy shared alley which leads out to Mill Street so you don't have to come through the house with refuse or recycling (or bikes if you added a store). Aside of the garage there is on road parking on East Street and local roads.

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.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, 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.

Rights of Way:

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

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.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1900

Construction Notes: Brick and slate

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

Drainage: Mains

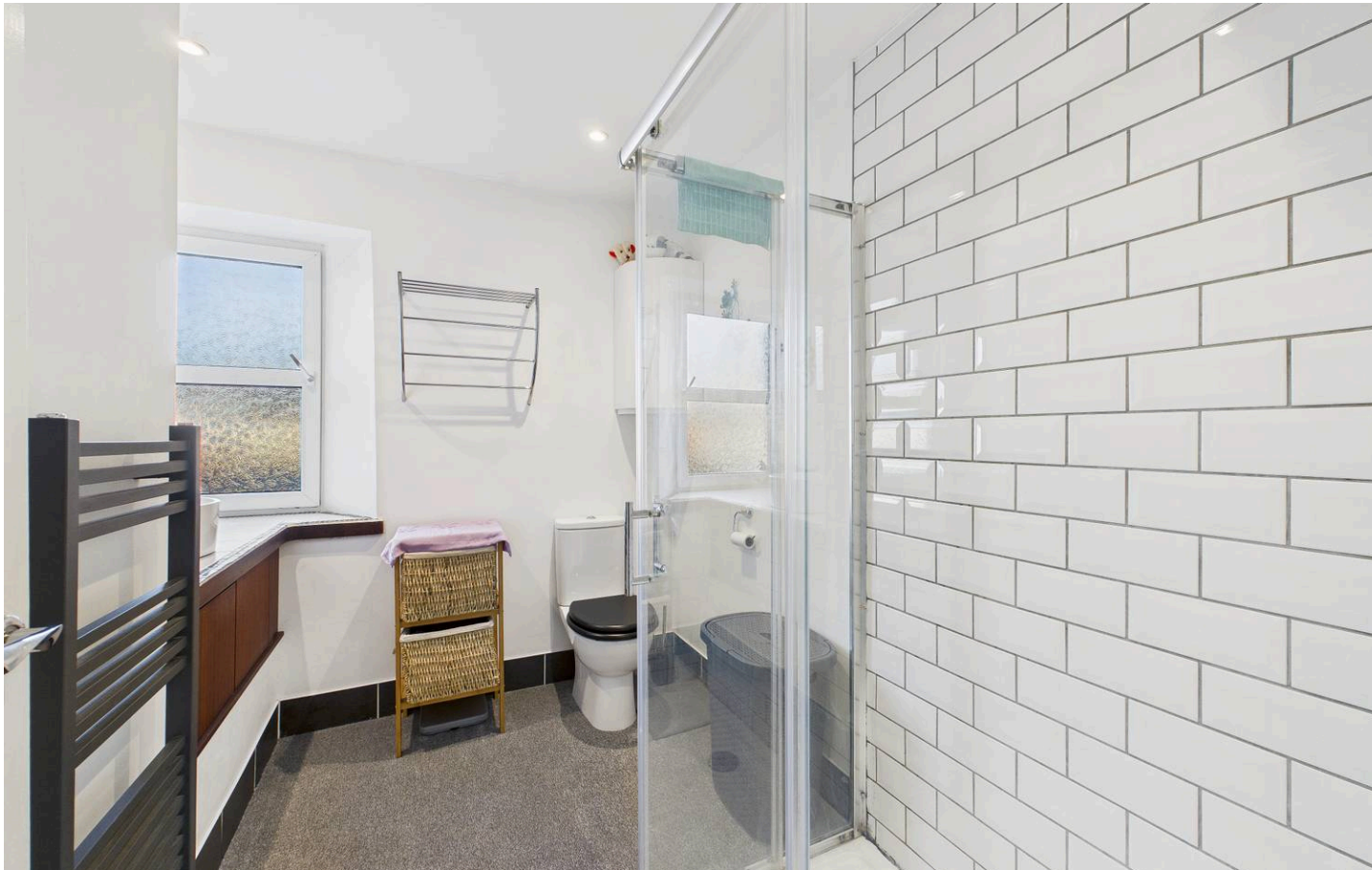
Heating: Mains gas

Listed: No

Conservation Area: Yes

Tenure: Freehold



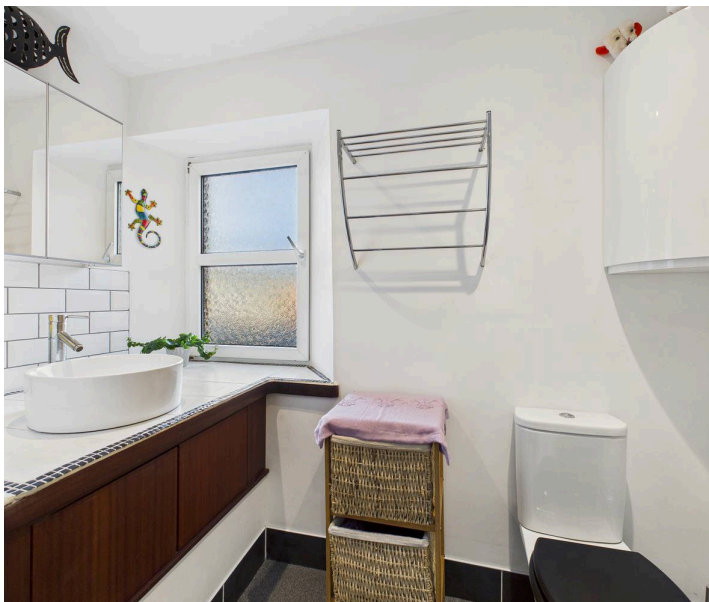


CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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

For sat-nav use EX17 3BA and the What3Words address is **///sharpens.runways.blurred** but if you want the traditional directions, please read on.

From the High Street, head toward Exeter and pass the parish church on your left. Take the left fork into East Street and the house will be found on the left, just before reaching Mill Street. For viewings, please allow 5 minutes extra to park and walk to the house as there's no parking immediately outside.





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.