



15 Barnfield, Crediton, EX17 3HT

Guide Price **£265,000**

15 Barnfield

Crediton

- Three bedroom semi detached home in established residential area
- Popular Barnfield location close to schools, town and countryside walks
- Living/dining room forming the main family space
- Kitchen and ground floor bathroom
- Three good sized bedrooms on the first floor
- Family home with scope to update and improve
- Conservatory to rear and brick garden store with potential
- Front and rear gardens offering good outdoor space
- Double driveway parking and rare garage for the area
- Potential to extend to the side

Situated within the ever popular Barnfield area of Crediton, this three bedroom semi detached home enjoys an elevated position with lovely views over the town's rooftops towards the surrounding countryside. The location works particularly well for families and those wanting convenience, with schools, local walks and a pedestrian route leading down into the town centre all close at hand.

The house offers a traditional and practical layout, with a living and dining room forming the main reception space on the ground floor. The kitchen sits to the rear, alongside the family bathroom, and there is also a conservatory which provides additional space, although this is now in need of





some attention (this has been reflected in the pricing).

Upstairs, there are three good sized bedrooms, making it a comfortable home for a range of buyers. While the property has been well maintained, there is clear scope for a new owner to update and improve to suit their own style and needs.

One of the standout features here is the outside space and parking, which is not always found in this part of town. To the front, there is a lawned garden along with a double width driveway providing off-road parking, leading to a detached garage at the side. This setup not only suits those with vehicles but also offers potential to extend to the side, subject to the necessary permissions.

The rear garden is a real asset, offering a good sized and mostly level space with plenty of potential. There is also a large brick outbuilding, which could suit a range of uses for a new owner.

Overall, this is a solid and well located family home with gardens, parking and scope, offering a great opportunity to create something special in a popular part of Crediton.



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

Construction: Block/brick

Listed: No

Conservation Area: 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.

Agents' Notes:

Boundaries, Access & Parking:

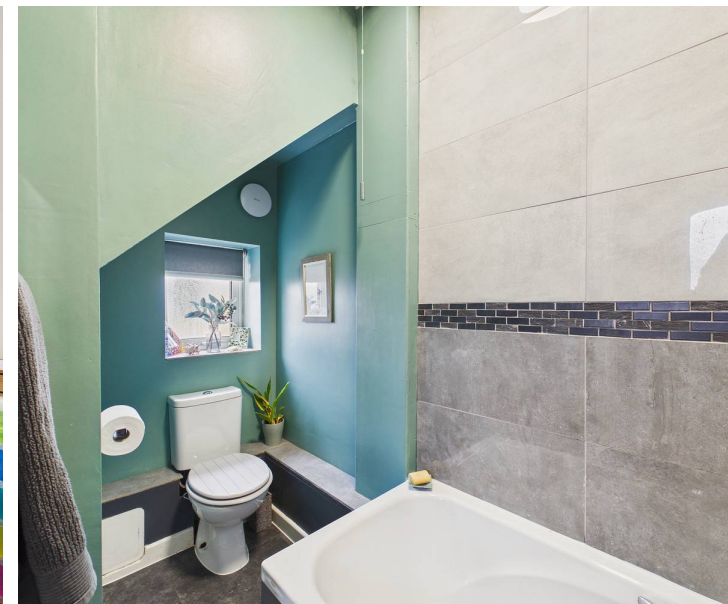
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

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.





Approximate total area⁽¹⁾

107.5 m²

Reduced headroom

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 : Use EX17 3HT for Satnav and the what3words address is:
 ///capillary.apartment.protrude

Head up Barnfield Hill and take the second left into No's 1-20 and the property will be found on the right about halfway along.





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.