



**4 George Hill, Crediton, EX17 2DT**

Guide Price **£550,000**

## 4 George Hill

### Crediton

- Edge of town property
- Set on a large plot
- 4 Double bedrooms
- Main bedroom with ensuite
- Fantastic panoramic views
- Well tended gardens
- Garage & parking for 3 vehicles
- Spacious living accommodation
- Solid wood kitchen with granite worktops

A four-bedroom link-detached home set on the edge of Crediton, occupying a generous plot and coming to the market for the first time in nearly 50 years.

The house has been extended over time to create a notably spacious layout, with a natural flow across the ground floor. The kitchen is fitted with solid wood units and granite worktops, with doors opening directly out to the garden. A separate dining room links through to a large sitting room with an open fire, creating a series of connected spaces that work well for both everyday living and larger gatherings. A downstairs WC adds convenience.





Upstairs, the original part of the house includes two double bedrooms and a high quality bathroom finished with Italian marble tiling, a P-shaped bath with shower over, and a vanity-style sink. Moving into the extended section, the landing opens out into a useful study area, leading on to two further double bedrooms.

The principal bedroom stands out, with vaulted ceilings and exposed beams adding a sense of volume and character. It also includes an en suite with a large enclosed shower. Doors open from this room onto a balcony, positioned to take in wide-reaching views—an ideal spot to sit and look out across the surrounding area.

Outside, the garden has been carefully maintained, with established flower and shrub borders, a selection of trees, a greenhouse and a small pond. A patio area sits just outside the kitchen, providing space for outdoor seating, along with a garden shed for storage.

To the front, a driveway provides parking for up to three vehicles and leads to a garage with power, lighting and an up-and-over door.

Overall, a well-cared-for home with generous space inside and out, offering flexibility and long-term potential in a convenient edge-of-town setting.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2026/27 - £2743.07

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

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Block

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.

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.

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.





Floor 0

Approximate total area<sup>(1)</sup>

183.7 m<sup>2</sup>

Balconies and terraces

22.6 m<sup>2</sup>



Floor 1



(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



**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 Searle Street up to Peoples Park Road where you turn left. Continue along and join Alexandra Road and then take a right turn onto George Hill, Take a right turn and the property will be found along on the right.

For Sat Nav: Ex17 2DT

What3Words: [///trackers.canyons.forwarded](https://www.what3words.com/trackers.canyons.forwarded)





## Helmores

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