



74 Butt Parks, Crediton, EX17 3HD

Guide Price **£200,000**

74 Butt Parks

Crediton

- Edge of town position adjoining open countryside
- Two-bedroom end terrace home
- Larger than average corner plot
- Excellent scope to extend (subject to permissions)
- Kitchen/dining room overlooking the garden
- Generous front, side and rear gardens
- Mains gas central heating and uPVC double glazing
- Ideal first home
- No onward chain

For buyers looking for a home they can make their own, 74 Butt Parks offers a fantastic opportunity in one of the town's most convenient positions.

Occupying a generous corner plot on the edge of Crediton, the property enjoys open countryside immediately alongside, giving it a far more open feel than many similar homes. From the front door you're just moments from rural walks, whilst still being within easy reach of the town centre, schools, supermarkets, leisure centre and railway station.

The house itself is an end terrace ex-local authority home that has already benefited from some practical improvements, including uPVC double glazing, cavity wall insulation and a modern mains gas central heating boiler. Whilst a new owner may choose to further modernise, this would be done over time, the essentials are already in place, allowing improvements to be carried out at your own pace.





Inside, the accommodation is straightforward and well proportioned. The living room sits to the front of the property, whilst the kitchen/dining room runs across the rear overlooking the gardens, providing plenty of room for everyday family life.

Upstairs are two bedrooms together with the family bathroom.

Outside is where this property really stands apart. The larger than average gardens wrap around the side and rear of the house, providing far more outside space than many similar homes. Areas of lawn are complemented by mature trees, a seating area, block-built store and timber shed, creating plenty of room for keen gardeners, families or simply those wanting space to enjoy.

Perhaps the biggest attraction is the future potential. Subject to the necessary permissions, the generous side garden offers obvious scope to extend the accommodation, whilst the front garden may also provide an opportunity to create off-road parking.

Whether you're taking your first step onto the property ladder, searching for a project with genuine potential or looking for a home in a convenient edge-of-town location, 74 Butt Parks offers an excellent opportunity to create something special.



Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: 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.

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.

DIRECTIONS : Use EX17 3HE and the what3words is ///fruits.exit.dose





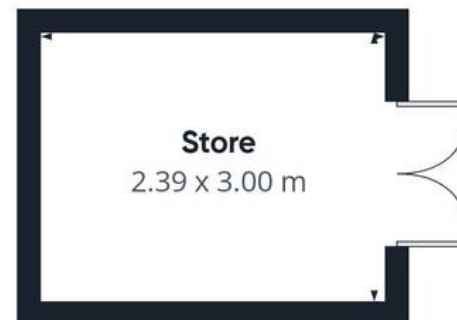
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾
72.8 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



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