



3 Barn Park, Crediton EX17 3JD

Guide Price **£260,000**

3 Barn Park

Crediton

- Mid terrace property
- Well maintained and presented
- Easy to maintain enclosed garden
- Garage
- Master bedroom with superb views
- Open plan kitchen/dining room
- Town edge location
- Close to school, train & doctors

Positioned on the edge of Crediton, this beautifully presented three-bedroom home enjoys lovely countryside views, a low-maintenance garden and a practical layout that's ideal for modern family life. Well cared for by the current owners, it's ready to move straight into while being within easy reach of the town's schools, doctors' surgery and train station.

The entrance hall creates a welcoming first impression with attractive vinyl tiled flooring, leading through to a spacious lounge where a large window fills the room with natural light and an inset gas fire provides a cosy focal point.

To the rear, the open-plan kitchen and dining room is designed with everyday living in mind. White gloss units are paired with composite worktops and a stainless steel sink, with space for a large fridge-freezer, washing machine and additional appliance. A freestanding double oven with a four-ring induction hob provides excellent cooking space,





while the dining area offers plenty of room for family meals and includes extra storage. Patio doors open directly onto the rear garden, making it easy to enjoy outdoor dining in the warmer months.

Upstairs, the main bedroom is a generous double with an excellent range of built-in wardrobes and enjoys far-reaching countryside views. The second bedroom is another comfortable double with useful built-in storage, while the third bedroom is a well-proportioned single with fitted cupboards above the bed, making it ideal as a child's room, guest room or home office. The stylish shower room has been finished with marble-effect floor-to-ceiling tiling, a contemporary blue gloss vanity unit and a large dual-head shower enclosure.

Outside, the enclosed rear garden has been thoughtfully designed to be easy to maintain, with decking, a chipping seating area and an attractive garden shed. It's a real sun trap and provides a great space to relax or entertain, while a side gate offers convenient access. A garage is located just around the corner, and there is plenty of on-street parking nearby.

Offering modern presentation, excellent storage, attractive views and a convenient location close to everyday amenities, this is a fantastic home for first-time buyers, families and anyone looking for a property that's ready to enjoy from day one.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2026/27 - £2,133.50

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



Broadband within this postcode: Ultrafast 10,000Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Standard

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.

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.

Virtual Staging:

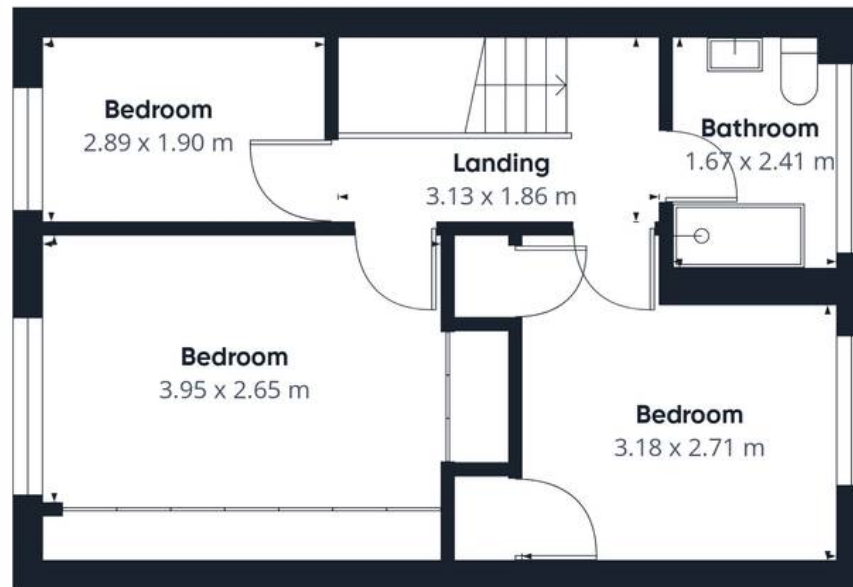
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

HELMORES
SINCE 1957

Approximate total area⁽¹⁾
88.8 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.

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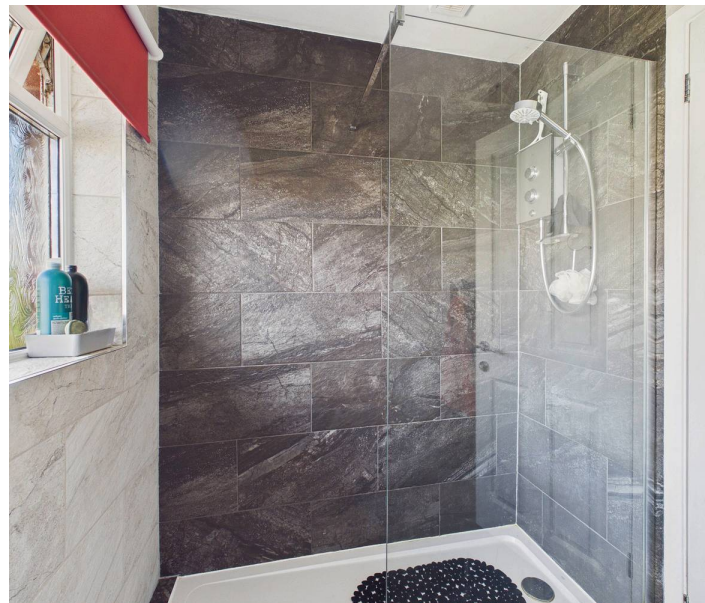


CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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 : From Crediton take the A377 in an Easterly direction. Take a right turn onto Park Road and continue around then take a left turn onto Barnfield Close. Continue to the top and take a left turn onto Barn Park, the property is the 2nd on the left.

For Sat Nav: EX17 3JD

What3Words: ///riot.nicknames.snowy





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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.