



**3 Mount Pleasant, Park Street, Crediton, EX17 3EG**

Guide Price **£175,000**



## 3 Mount Pleasant

Park Street, Crediton

- Tucked-away town cottage just minutes from the High Street
- Three bedrooms arranged over three floors
- Front & rear gardens
- Excellent opportunity to update & make your own
- Living room & good-sized kitchen
- Characterful cottage with plenty of potential
- Pretty pedestrian approach away from passing traffic
- Useful rear courtyard leading to an upper garden
- Approx. 800 sqft of accommodation
- No onward chain

One of the nicest things about 3 Mount Pleasant is just how tucked away it feels for somewhere so close to the centre of Crediton. While many town cottages open straight onto the pavement, this one is approached on foot and sits back from passing traffic, with its own garden in front of the house creating a much prettier and more private arrival. Yet step out of the door and Crediton High Street is only a couple of minutes' walk away, putting shops, cafés, pubs and everyday amenities almost on the doorstep. The cottage itself certainly offers scope for improvement and a new owner will undoubtedly want to put their own stamp on it, but that's really part of the appeal. For the money, you're getting a three-bedroom home with character, outside space and a wonderfully convenient town location.







The accommodation extends to approximately 800 sqft and is arranged over three floors, giving the cottage more space than you might initially expect. On the ground floor there's a separate living room together with a good-sized kitchen, while the first floor has two bedrooms and the bathroom. Stairs then continue to the second floor where you'll find a surprisingly generous third bedroom tucked into the roof space. It's an interesting and characterful layout, and while there's plenty someone could do cosmetically over time, the basic ingredients are already here. It could make a great first home, an appealing town base or simply a chance to buy somewhere central and gradually improve it to suit your own taste.

Outside is another area where No. 3 stands apart from many cottages at this end of the market. The level front garden gives the house some welcome separation and provides a pleasant outside space before you've even reached the front door. To the rear is a lower courtyard immediately behind the cottage, with steps rising to a further garden area above. There's plenty of potential to make more of both spaces, whether that's somewhere for a morning coffee, summer entertaining or simply creating an easy-to-manage garden of your own. With three bedrooms, gardens front and rear and the High Street so close by, this is a lot of property for the money, particularly for someone happy to take on a home with scope to improve. It's also offered with no onward chain.



Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled



Drainage: Mains drainage

Heating: Electric

Construction: Unknown

Listed: No

Conservation Area: Yes

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.

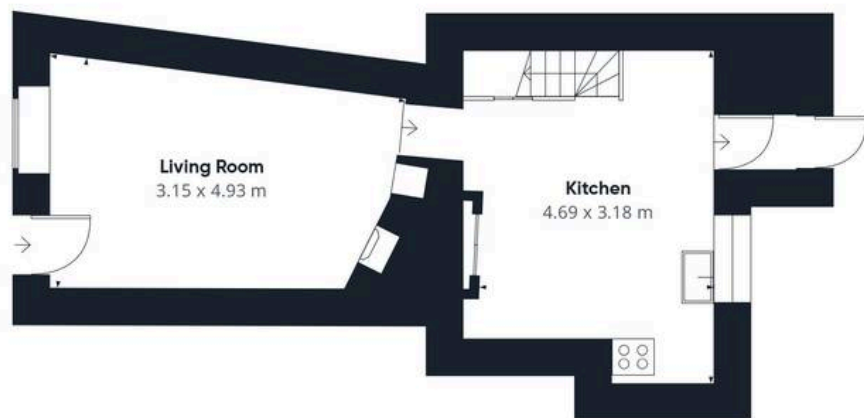
**Broadband & Mobile Coverage:**

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](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

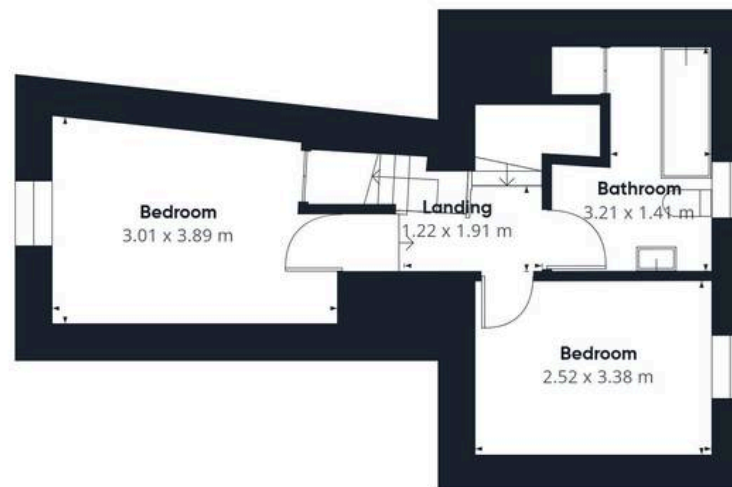
**Digital Photo Enhancement/Virtual Staging:**

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.





Floor 0



Floor 1



Floor 2



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

74.3 m<sup>2</sup>

Reduced headroom

5.6 m<sup>2</sup>

(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.

GIRAFFE360





### **Chain Status / Vacant Property:**

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

### **Executor's Sale:**

The property is being sold on behalf of an estate following a bereavement. The seller may have limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

**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 3EG and the what3words is [///steaming.kicked.flagpole](https://www.what3words.com/steaming.kicked.flagpole)







# 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.