

Beers, Peoples Park Road, Crediton, EX17 2DA

Guide Price **£450,000**

Beers

Peoples Park Road, Crediton

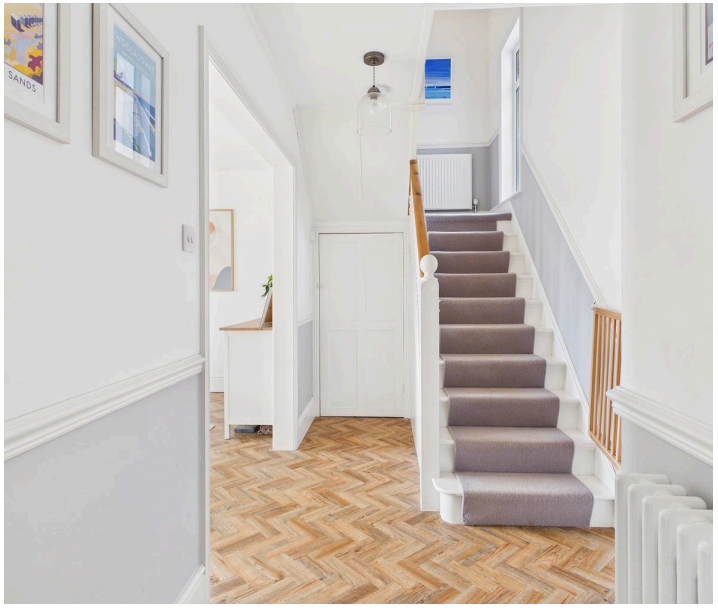
- No chain
- Sought-after location within a short walk of Crediton High Street, shops, cafés and schools
- Four well-proportioned bedrooms, two bathrooms
- Bright bay-windowed reception room offering flexible living space
- Sociable kitchen and breakfast room forming the heart of the home
- Tastefully updated while retaining the proportions and charm of its era
- Landscaped rear garden with lawn, seating areas and planted beds for relaxing or entertaining
- Established front garden with elevated position and views across the town
- Driveway parking for 3-4 cars and garage providing excellent everyday practicality
- Attractive 1930s semi-detached house

Set on the ever popular Peoples Park Road, just a short walk from Crediton's High Street, Beers is a particularly attractive 1930s semi-detached home that combines the character and proportions of its era with thoughtful modern improvements. From its slightly elevated position the house enjoys pleasant south facing views across the town, while the location means shops, cafés, schools and transport links are all within a few minutes' walk. It's one of those spots in Crediton that rarely loses its appeal plus of course, the open green space of Peoples Park is just moments away. This property is being sold with no onward chain.









Inside, the house has the space and balance typical of the period, with a bay windowed reception room creating a bright and welcoming living area to the front of the property plus an additional adjacent reception room too. These rooms offer flexibility depending on how you like to live, whether as a traditional living and dining room arrangement or with one used as a more relaxed family space. To the rear, the kitchen/breakfast room forms the natural hub of the home, providing a practical and sociable space for everyday life. There's lots of storage, plus a useful breakfast bar gives flexibility to the overall layout and a separate utility room (with door to outside) keeps laundry neatly out of the way. To complete the ground floor is a stylish, modern shower room and WC – perfect for family life.

Upstairs there are four bedrooms and the family bathroom, offering a layout that works comfortably for family living, guests or working from home. The rooms feel light and well proportioned, and the elevated setting allows glimpses across the town from several windows and out to the surrounding rolling countryside.

Outside, the gardens have recently been thoughtfully improved. The rear garden has been redesigned to create an attractive and usable outdoor space with lawn, seating areas and planted beds, giving somewhere to relax, entertain or simply enjoy the surroundings. To the front there are established gardens along with driveway parking and a garage.

Quality homes within the town are consistently sought after, particularly those that retain their original character while being carefully updated for modern living. Beers is a particularly good example, offering space, style and a location that allows you to enjoy the best of Crediton within easy walking distance.

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.

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.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1930's

Construction Notes: Brick

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

Drainage: Mains

Heating: Mains gas central heating

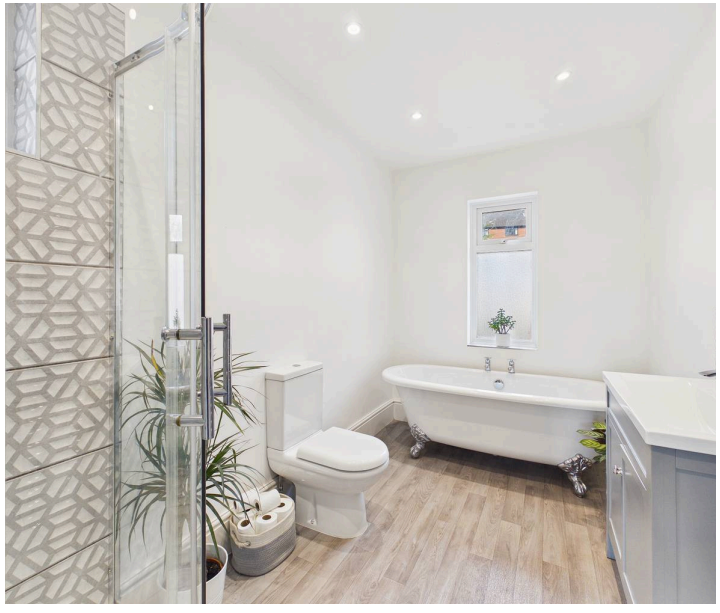
Listed: No

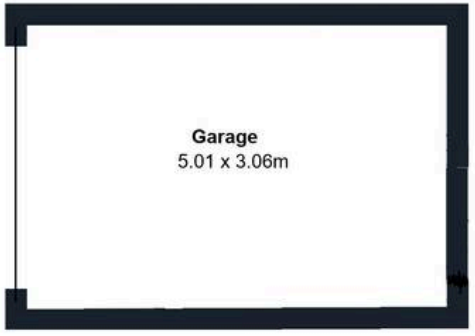
Conservation Area: No

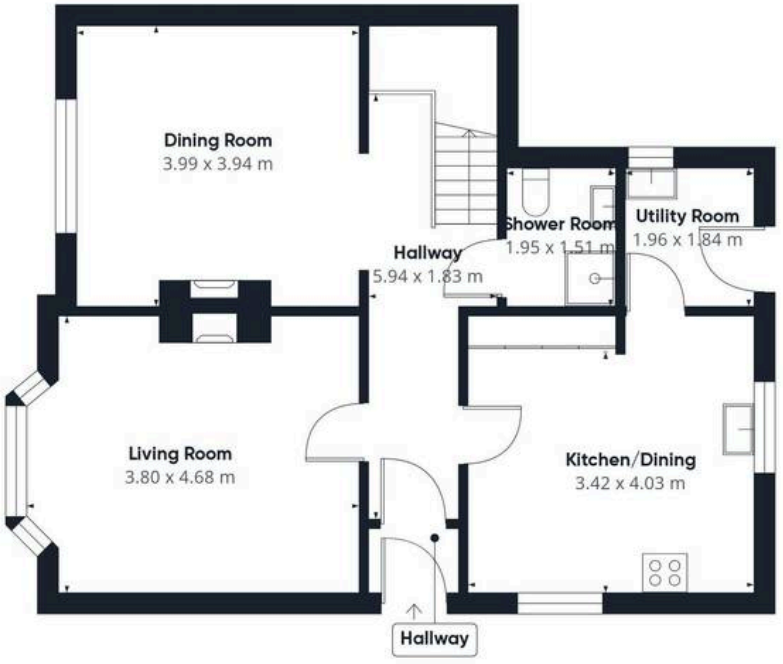
Tenure: Freehold











Floor 0



Floor 1



HELMORES
SINCE 1499

Approximate total area(1)

128.6 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 : For sat-nav use EX17 2DA and the What3Words address is ///sandpaper.backtrack.detained but if you want the traditional directions, please read on.

From Crediton High Street, turn into Searle Street and proceed to the top. At the junction, turn right onto Peoples Park Road and at the end of the park, the house will be found second house on your left.



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.