



55 East Street, Crediton, EX17 3BA

Guide Price **£220,000**

55 East Street

Crediton

- Deceptively large property
- 3 Double bedrooms
- Extended in 2025
- Private courtyard with shed
- Open plan kitchen/diner
- Walking distance to shops and public transport
- Set over 3 floors
- Character features
- Newly fitted bathroom

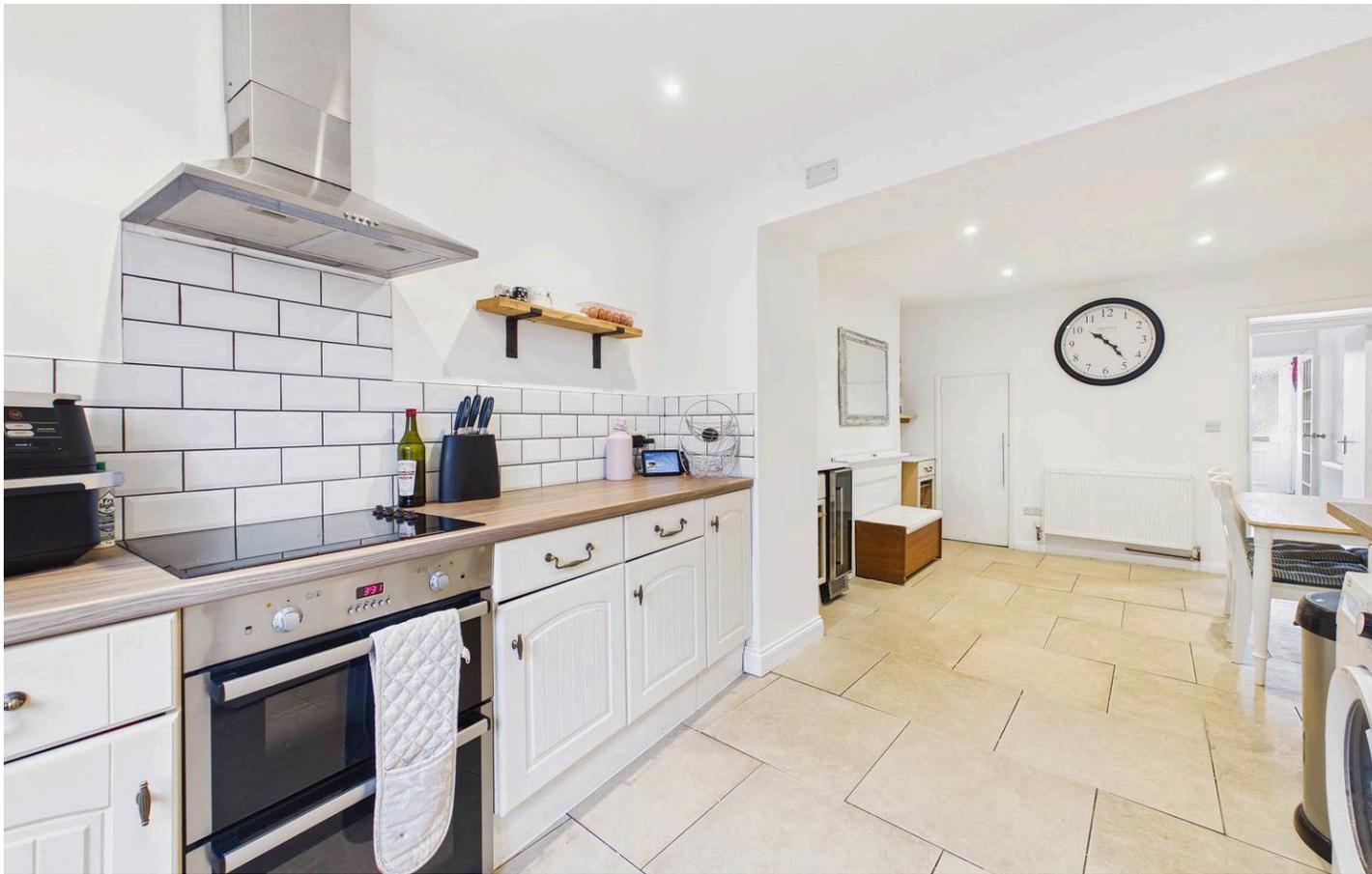
A well-arranged three-bedroom home set over three floors, within easy walking distance of Crediton town centre, its shops, and rail and bus connections.

The house has been extended to create a generous kitchen and dining space that forms the natural hub of the home. There is plenty of room for a full table, making it a practical area for everyday meals as well as spending time with friends or family. The layout allows for an easy flow through the ground floor while still giving each area a clear purpose.

Across the upper levels are three genuine double bedrooms, each well proportioned and filled with natural light. The accommodation is arranged over three floors, which gives a sense of separation between living and sleeping spaces and allows flexibility in how the rooms are used.

A newly fitted bathroom has been updated in a clean, contemporary style, providing a fresh and functional space and a utility area on the 1st floor creates a perfect space for laundry and storage.





Outside, the private courtyard offers a low-maintenance spot for sitting out, along with a useful storage shed. It's an easy space to manage while still giving you somewhere to enjoy fresh air or keep bikes and outdoor equipment.

Throughout the property, character features remain in place, adding interest and texture while blending comfortably with the more recent improvements.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £2034.67

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

Broadband within this postcode: Ultrafast 2000Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

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.

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.

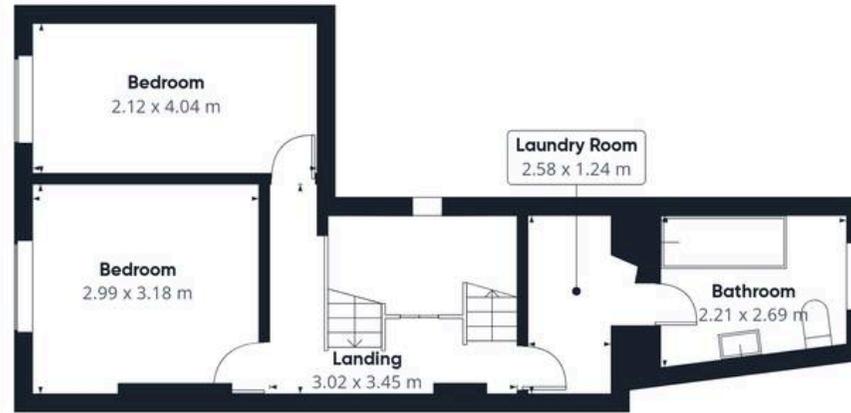
CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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 : What3Words:
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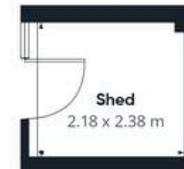
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

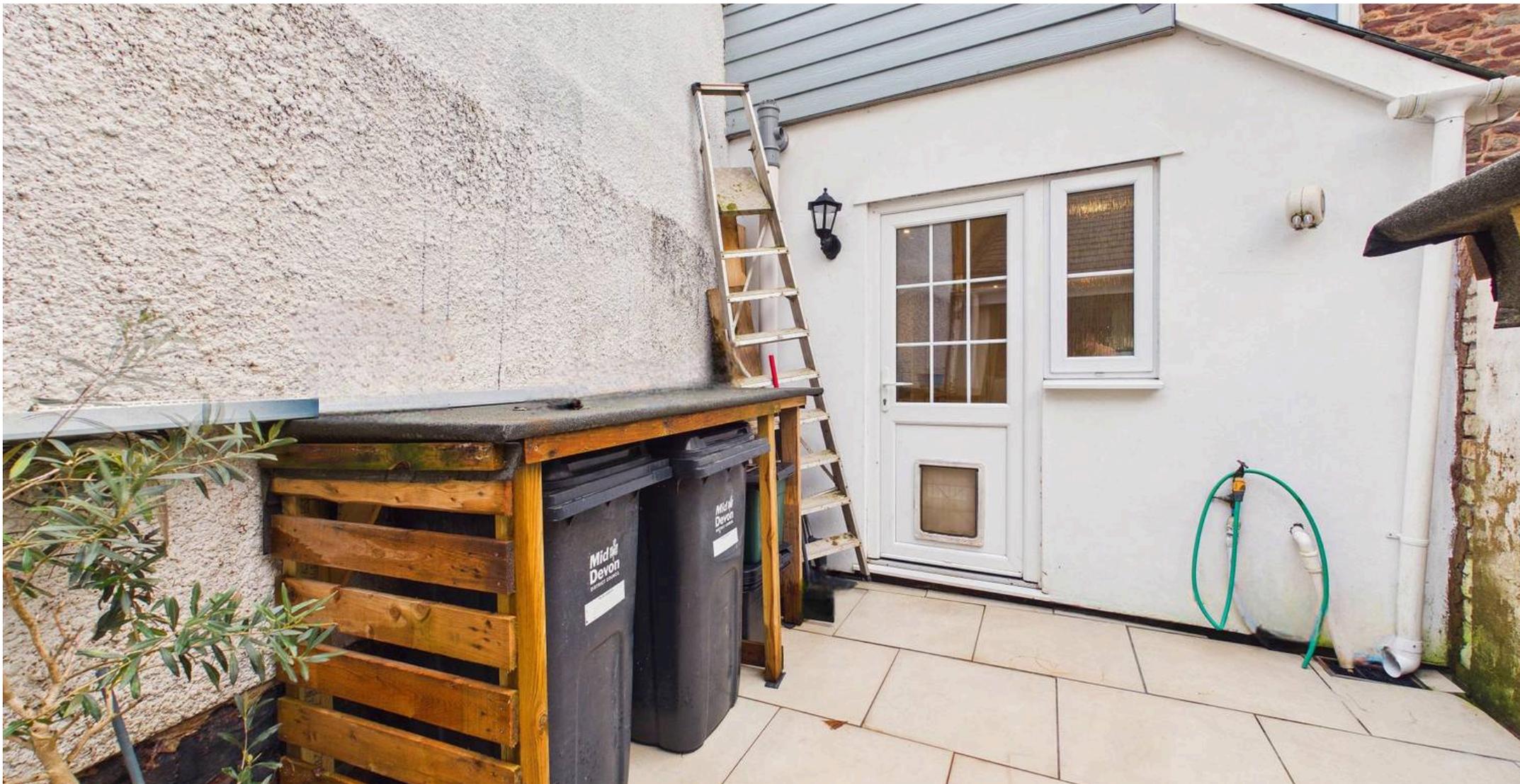
Approximate total area⁽¹⁾
95.3 m²
Reduced headroom
7.2 m²

(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



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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.