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**6 Crownhill Terrace, Park Street, Crediton, EX17 3EE**

Guide Price **£200,000**

## 6 Crownhill Terrace

Park Street, Crediton

- End terrace property
- Short walk to town centre
- 3 Double bedrooms
- Garden & patio area
- Views over the town & countryside
- Lounge with woodburner
- 1 Ground floor bedroom & 2 on 1st floor
- Modern bathroom & kitchen
- No onward chain!

A Victorian end-terrace home set just a short walk from the centre of Crediton, with shops, cafés and transport links close at hand. The property is being sold with no onward chain.

You enter into the main lounge, a comfortable space with room to arrange seating and a wood-burning stove adding a focal point. From here, the layout continues through to the kitchen at the rear, which looks out over the garden and provides space for appliances.

A staircase leads down from the lounge to a lower ground floor bedroom, which includes built-in storage and a door opening directly onto the garden—offering a degree of separation from the rest of the accommodation.

On the first floor, there are two double bedrooms along with a bathroom fitted with a white suite, floor-to-ceiling tiling and a shower over the bath.





Outside, the garden is arranged into a number of distinct areas, including shrub borders, a chipped section and a patio space suitable for outdoor seating and cooking, with scope to enjoy the evening light. Overall, a well-located home with a flexible layout and the benefit of outside space close to the town centre.

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: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Brick

Listed: No

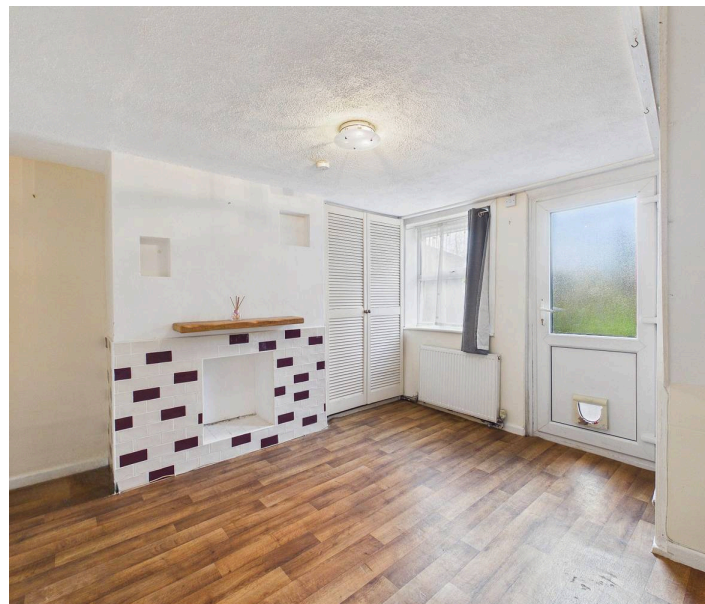
Conservation Area: Yes

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.

**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.

### Rights of Way:

We're informed by the seller that the property gives a right of way to the rear. Buyers are advised to confirm details and legal status 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** : On foot from Crediton High Street head in an Easterly direction and take a right onto Park Street, Number 6 can be found up to the left hand side.

By car take the turning opposite the Church onto Bowden Hill then a right onto Park Street where the property can be found along to the right marked with a Helmores board.

For Sat Nav: EX17 3EE - What3Words:  
///masterpiece.dude.trek





Floor 0



Floor 1

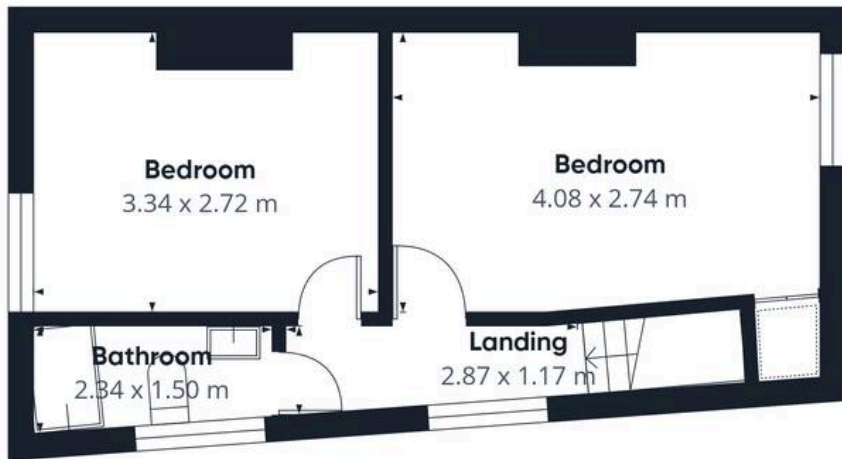
Approximate total area<sup>(1)</sup>  
63.7 m<sup>2</sup>  
Reduced headroom  
0.5 m<sup>2</sup>

(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.

GIRAFFE 360



Floor 2



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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.