

3 Jockey Cottages, Crediton, EX17 1DR

Guide Price **£210,000**

3 Jockey Cottages

Crediton

- Character cottage close to the town centre
- Level walk to Crediton's High Street and Town Square
- Two double bedrooms
- Up to date character kitchen
- Living room with new woodburner
- Enclosed and low maintenance rear garden
- Well presented throughout
- Ideal first home or investment
- EPC: D

Location is often one of the hardest things to compromise on, but Jockey Cottages offers the rare opportunity to enjoy period charm whilst being just moments from the heart of Crediton.

Positioned just a short walk from the town square, Newcombes Meadow and the High Street, this Grade II listed property enjoys a level walk to the independent shops, cafés, pubs and everyday amenities on offer. For those wanting convenience without sacrificing character, it's a location that is hard to beat.

The cottage itself is surprisingly spacious and has been updated in recent years. The accommodation begins with an entrance vestibule and staircase leading to the main living space. The sitting room is a lovely room, full of character and natural light. A new woodburner provides a focal point and adds to the cosy cottage feel too.









The kitchen has been modernised and offers good storage and work space for a property of this type, blending contemporary convenience with the cottage's period charm.

Upstairs are two genuine double bedrooms, both enjoying original character features. The second bedroom also benefits from useful additional storage. The bathroom includes a corner bath and separate shower.

Outside, the rear garden is enclosed and designed to be easy to maintain, with a paved patio providing plenty of space for sitting out, entertaining or simply enjoying some fresh air without the upkeep of a larger garden.

Properties in this position rarely stay available for long. Whether you're looking for a first home, investment property, downsizing opportunity or simply a character cottage within walking distance of everything Crediton has to offer, this is certainly one worth viewing.

Although the property does not have allocated parking, on-street parking is available nearby and does not currently require a permit.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Stone/Cob

Listed: Yes Grade II

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 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.

Cob Construction:
We're informed by the seller that the property includes some cob walls. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.









Floor 0





Floor 1

HELMORES
SINCE 1879

Approximate total area(1)

66 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.

GIRAFFE360







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 1DR or the what3words is ///volume.splashes.upstairs

From the High Street, turn into Market Street and into Parliament Street passing the library and Newcombes Meadow on your right. At the end of the one way, go straight on and at the mini roundabout, the house will be directly opposite you. For viewings, parking is available on Jockey Hill, Pounds Hill and Blagdon.



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.