



HELMORES

40 Dean Street, Crediton, EX17 3EW

Guide Price **£165,000**

40 Dean Street

Crediton

- Two bedroom town cottage
- Historic, characterful location
- Garden to rear
- Close to town amenities
- Ground floor bathroom
- Electric Fisher heaters and double glazing
- Council tax B
- No chain

One of the oldest streets in the town, Dean Street is home to plenty of character cottages whilst having easy access to the town's amenities. It's ideally situated for schools, bus routes and the busy High Street.

The cottage is somewhat traditional with a two floor layout. The front door brings you into the cosy living room and through to the kitchen/breakfast room at the rear. The bathroom is also on the ground floor, not unusual for a cottage of this age. On the first floor are the two bedrooms. There's electric fisher heaters (installed 2017), fully insulated loft, electric water heater with timer (located in the smaller bedroom), recently fitted double glazing and being terraced, it's well insulated by its adjoining neighbours.





Outside to the rear, a pathway leads to a slightly off-set garden (it sits behind a neighbouring home) but gives excellent outside space with room to sit out, grow some veggies and there's a garden shed too (needs replacing soon). There's no parking with the cottage but there is parking available on the streets nearby and a footpath connects to Cockles Rise meaning more nearby parking without a huge walk. 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 B – Mid Devon

Approx Age: 1800

Construction Notes: Cob/Stone

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Electric Fisher heaters

Listed: No

Conservation Area: Yes

Tenure: Freehold



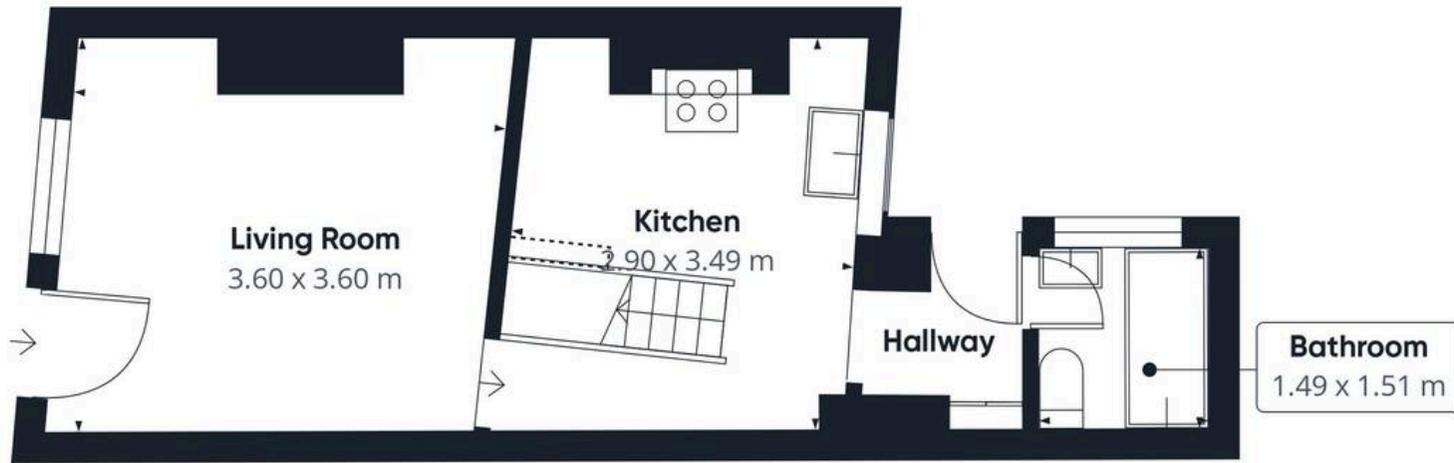
Crediton is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities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

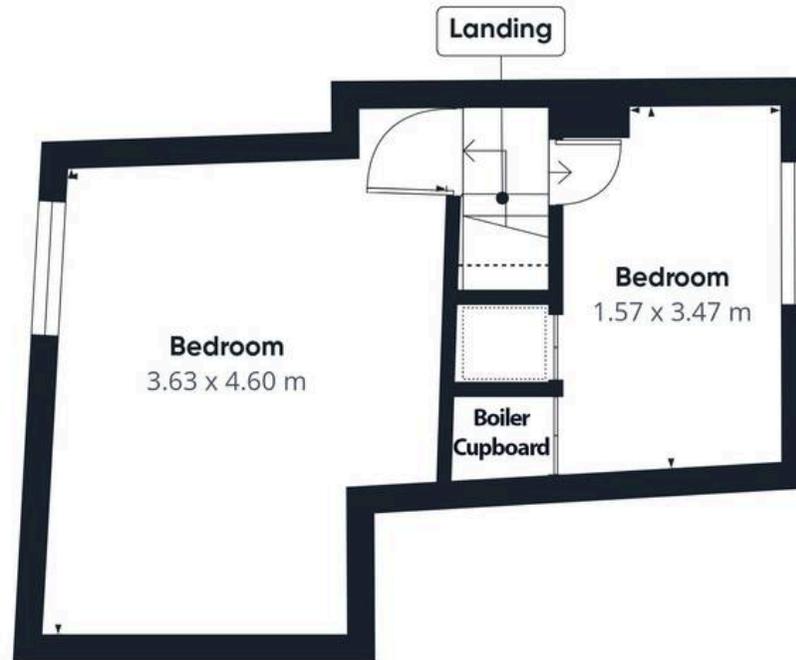
For sat-nav use EX17 3EW and the What3Words address is [///harshest.copycat.decimal](https://www.what3words.com/#!/harshest.copycat.decimal) but if you want the traditional directions, please read on.

From the High Street in Crediton, proceed as if heading to Exeter and turn right opposite the main church into Dean Street and the property will be found on your right.





Floor 0



Floor 1

Approximate total area⁽¹⁾

51.2 m²

Reduced headroom

0.1 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.

GIRAFFE 360



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.