



17 Threshers, Crediton, EX17 3NS

Guide Price **£220,000**

17 Threshers

Crediton

- Well presented terraced home in popular location
- Easy walk to schools, buses and town centre
- Spacious living room with large picture window
- Kitchen/dining room overlooking the rear garden
- Two double bedrooms and family bathroom
- Ground floor WC and useful rear porch
- Modern neutral décor throughout
- South facing rear garden
- Garage plus parking space in front
- uPVC double glazing and electric heating

Situated within the popular Threshers area on the western side of Crediton, 17 offers convenient town living while remaining tucked away from the main road. Schools, public transport and the town centre are all within easy walking distance, making it a really practical location for day to day life.

Built in the 1970's, the house offers spacious 2 bedroom accommodation and has been well cared for over the years. The décor is modern and neutral, meaning a new owner could comfortably move straight in while still having scope to gradually put their own stamp on things over time.

The layout works particularly well. To the front is a generous living room with large picture window allowing plenty of natural light into the space. To the rear, the kitchen/dining room overlooks the garden and makes a sociable everyday space. There's also a useful rear porch and a ground floor WC too.





Upstairs are two genuine double bedrooms along with the family bathroom.

The property benefits from uPVC double glazing and electric storage heating, with mains gas available in the road should a future owner ever wish to explore that option.

Outside, the front lawn sets the house back nicely from the road, while the rear garden is a real surprise. South facing and larger than many might expect, it offers seating areas along with plenty of room for pots, planting and growing space for those with green fingers.

Another major advantage is the garage and parking space directly in front, something always welcomed with properties of this style and price range.

Overall, this is a really solid and well presented home in a convenient town location, offering excellent value for money and ready to enjoy immediately.

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: Electric

Construction: Standard

Listed: No

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.

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.

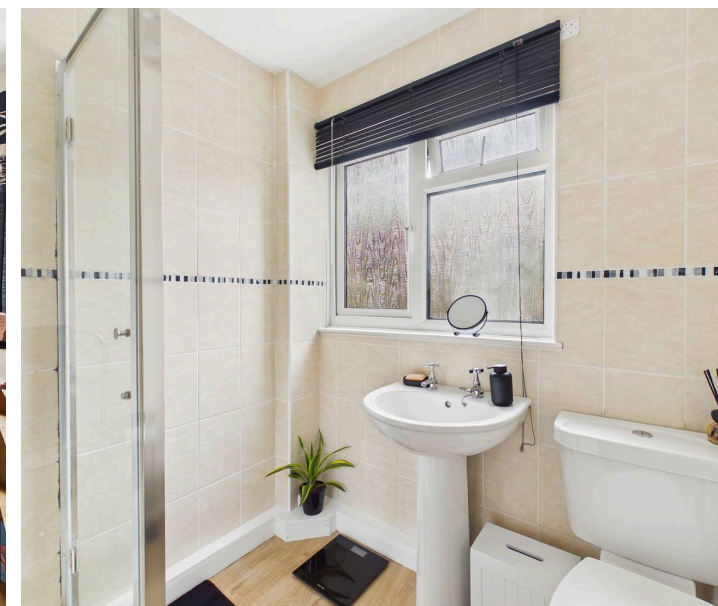
Digital Photo Enhancement/Virtual Staging:

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.

Shared / Communal Areas:

We're informed by the seller that the property has shared use of [state what applies – for example, "a courtyard garden / entrance hall / driveway"]. Buyers should confirm maintenance responsibilities, rights of use and any associated costs with their conveyancer.

DIRECTIONS : Use EX17 3NS or the What3words is [///wiser.broached.glitz](http://www.wiser.broached.glitz) From Crediton High Street, proceed towards The Green and at the traffic lights, bear left into Lanscore and then first right into Threshers. After approx. 200m, the property will be found on the left hand side.





Approximate total area⁽¹⁾
63.9 m²

Reduced headroom
1.4 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.

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