



## 19 Threshers, Crediton, EX17 3NS

Guide Price £205,000

# 19 Threshers

## Crediton

- Great town location
- 2 bedroom home with garage
- Good sized living room
- Modern kitchen
- Garden room opening onto garden
- Ground floor WC
- uPVC windows

This popular area of the town has easy access into town and is ideally positioned for both primary and secondary schools and bus stops to Exeter. There are countryside walks not too far away with linking footpaths giving miles of options and of course, the amenities of the town are all on hand too. What sets this property apart from many two bedroom houses is the garage to the rear which can be accessed directly from the rear garden – a rare treat and ideal for those wanting to use the garage for hobbies.

Internally, the front porch leads into a good sized living room which overlooks the front garden. The kitchen has a range of modern base units giving plenty of storage and working space.





A great addition is the garden room to the back which adds flexibility to how this home is used and could be used as a dining room or office space. There's also a ground floor WC adding to the convenience and often not found in a house of this age/type. On the first floor are two double bedrooms and the family bathroom. The "master" bedroom is currently used as a children's bedroom with a built in bed system essentially splitting it into two rooms, ideal for families who need the space but it could easily be removed and used as a larger bedroom. Outside to the front is a lawned garden with steps to the front door and to the rear, the back garden is south facing and has a seating area, area of lawn and is enclosed with fencing making it great for those with pets. There's a pedestrian door to the garage which is in a block and accessed by car just down the hill. As mentioned, having a garage at this part of the market is unusual and especially one so close to the house.

#### **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: 1980's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Electric heating (freestanding heaters)

Listed: No

Conservation Area: No

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 3NS and the What3Words address is [///logs.grove.capacity](https://www.what3words.com/#!/logs.grove.capacity) but if you want the traditional directions, please read on.

From the High Street, head towards The Green and at the traffic lights, turn left into Landscro and then right into Threshers. Continue for approx. 200m and the property will be found on your left.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

67.9 m<sup>2</sup>

**Reduced headroom**

1.3 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**



## Helmores

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