



**1 Hawthorn Road, Crediton, EX17 2DF**

Guide Price **£350,000**

# 1 Hawthorn Road

Crediton, EX17 2DF

- Exciting opportunity 2 minutes walk to Crediton High Street
- Semi detached home
- In need of modernisation
- Many period features
- First time on the market in nearly 50 years
- 3 Double bedrooms
- Enclosed garden
- Parking & garage
- No onward chain!

A semi-detached 1950s home, coming to the market for the first time in nearly 50 years, with elevated views across the town of Crediton.

The property now requires updating but retains a number of original features that offer a strong starting point for improvement. Parquet flooring runs through most of the ground floor, and a beautiful stone fireplace provides a natural focal point in the main living space.

The ground floor is arranged with an open-plan, south facing lounge and dining room, with doors leading out to the patio and garden. The kitchen includes a working gas Aga and a range of units, along with a large separate pantry that still has its original slate shelving. To the rear, an additional reception room offers further flexibility, along with a storage room and a downstairs WC.





Upstairs, there are three double bedrooms, two of which sit at the front of the house and take advantage of the views, both with fitted wardrobes, also retaining fitted sinks. A further double bedroom is positioned to the rear, along with a family bathroom with bath and basin, and a separate WC. There are large built in wardrobes and another storage room on this floor. Outside, the garden faces south and enjoys good natural light, with access through to Hawthorn Road. A courtyard area sits to the side of the house, offering additional outdoor space. There is also a garage—unusually finished with parquet flooring—along with a driveway accessed from Searle Street providing off-road parking.

Overall, this is a house with clear potential, offering generous room sizes, original features and the opportunity to update and rework the space to suit modern living.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2026/27 - £2,743.07

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

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Electric

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:**

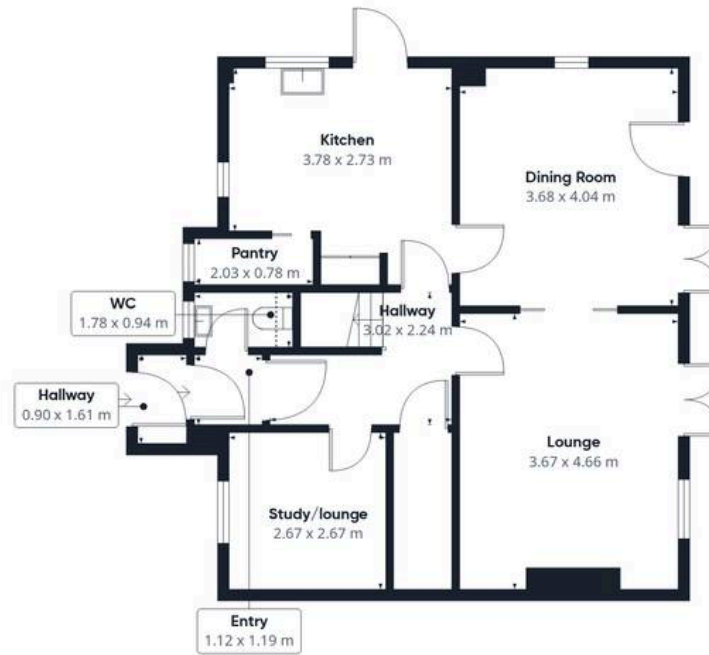
We're informed by the seller that the property allows a right of way over the drive to the neighbouring house. Buyers are advised to confirm details and legal status with their conveyancer.

**Executor's / Probate Sale:**

The property is being sold on behalf of an estate following a bereavement. The seller has limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer. Probate has been granted.







Floor 0



Floor 1



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

128.8 m<sup>2</sup>

Reduced headroom

0.3 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.

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 :** From Crediton High Street, take Searle Street and continue up the hill. Go past the turning for Hawthorn Road and just before the blue garage you will see a sign for The Firs on the right, take this drive on foot and the property is the 2nd house in.

For Sat Nav: EX17 2DF

What3Words: [///blush.influencing.populate](https://www.what3words.com/blush.influencing.populate)





## 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.