



- Handsome Stone-Built Unlisted Cottage
- Spacious accommodation of 990sqft / 92sqm
- Three bedrooms & upstairs shower room
- Living room with wood-burner, kitchen diner & sun room
- Private, enclosed & level rear garden
- Mains gas central heating (new boiler in 2021)
- uPVC double glazed windows & front door
- Being sold with no onward chain

Guide Price £225,000



HELMORES
SINCE 1699

58 EAST STREET
CREDITON EX17 3BA



This handsome stone-built Victorian cottage is situated in a central location, with bus transport links, café, schooling, the beautiful Parish Church and Morrison's supermarket all within walking distance.

The well improved and spacious accommodation reaches 990sqft / 92sqm and includes three good useable bedrooms, served by a modern 2019 fitted upstairs shower room. Downstairs from the tiled entrance hall (matching tiles within the inner hall) we have a lovely living room with Woodwarm wood-burning stove. The kitchen diner lies behind with Terracotta style flooring, ample space for a good sized dining table and plenty of worktop and storage space. To the rear is a sunroom with light and power, plus double doors to the garden. There is mains gas central heating (new Vaillant combi-boiler in Jan 2021) and uPVC double glazed windows (2014 fitted) and front door. Almost every floor covering, wall and ceiling has been improved by the current owner since 2019.

To the rear is an enclosed, level and private garden (approx. 10m x 5m including sun room) which is laid to lawn with a paved seating area to the rear, plus a block-built store and a shed. Unallocated on road parking is available opposite and further up East Street towards the church.

Please see the floorplan for room sizes.

Current Council Tax: B

Utilities: Mains gas, electric, water, telephone & broadband
Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (new Vaillant combi-boiler in Jan 2021)

Listed: No

Tenure: Freehold

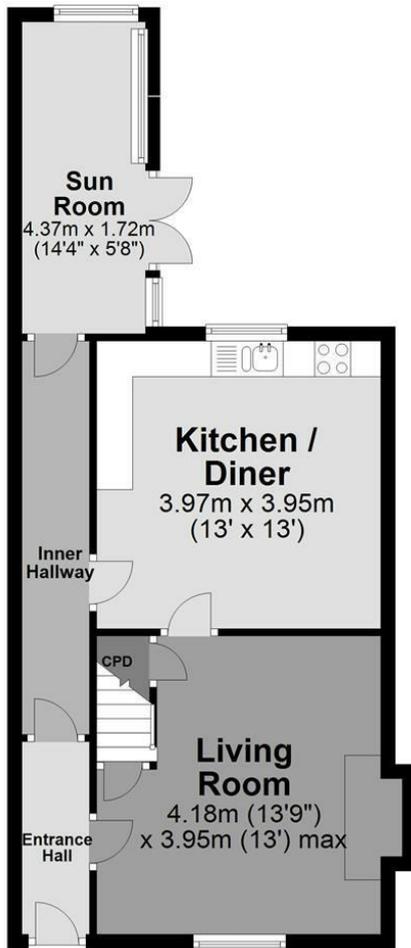
DIRECTIONS: From Crediton proceed down the High Street, pass the Parish Church on your left and as the splits, turn left to stay on East Street and the cottage is found immediately on your left.

What3Words: ///cheetahs.haystack.flattery

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted "outstanding" sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

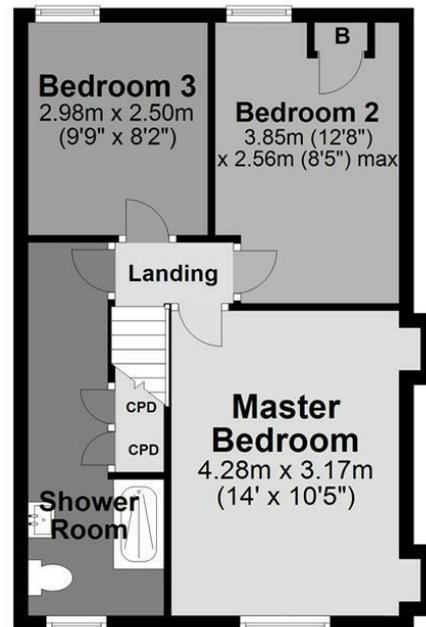
Ground Floor

Approx. 49.2 sq. metres (530.1 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



Total area: approx. 92.0 sq. metres (990.6 sq. feet)



111-112 High Street, Crediton
 Devon, EX17 3LF
www.helses.com

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