



18 Landscore, Crediton

Offers Over £175,000

HELMORES
SINCE 1699

18 Landscore

Crediton, Crediton

- A lovely mid-terraced cottage
- Level and central location, away from main road
- Two bedrooms & an upstairs bathroom
- Living room & modernised kitchen diner
- Enclosed & level rear courtyard
- Handy garden office / studio / workshop

This lovely mid-terraced cottage is found in a popular and level location within Crediton, tucked away from the main road, yet just a short walk to the top of the High Street, primary and secondary schooling and bus transport links.

The upstairs accommodation includes two bedrooms, with the good-sized master including built-in wardrobes, and a white suite bathroom with a Triton electric shower over the bath. Downstairs we have a living room off the entrance hall. There is a wood-burning stove which isn't used as the flue isn't lined, but there is scope there if the next owner wanted a wood-burner in the future. To the rear is a kitchen diner and a larder/storage area under the stairs. Two digitally controlled wall mounted heaters



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with off-peak storage facility were added in late 2020 and the hot water cylinder has been replaced, both since the EPC assessment was done.

To the rear is a level and enclosed courtyard (6.6m x 4.5m) which is largely paved with some pretty flower beds and borders, plus a storage shed. To the rear of the courtyard is a handy garden office/studio/workshop, with light and power points, plus uPVC windows and door.

Please see the floorplan for room sizes.

Current Council Tax: A (£1,457pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Modern digital electric off-peak heaters

Listed: No

Tenure: Freehold



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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.

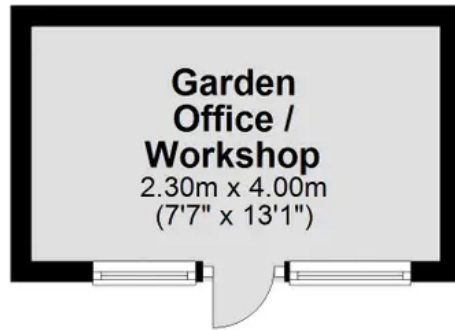
DIRECTIONS: For Sat-Nav use EX17 3LW

What3Words: [///flicked.inherit.bulletins](#)



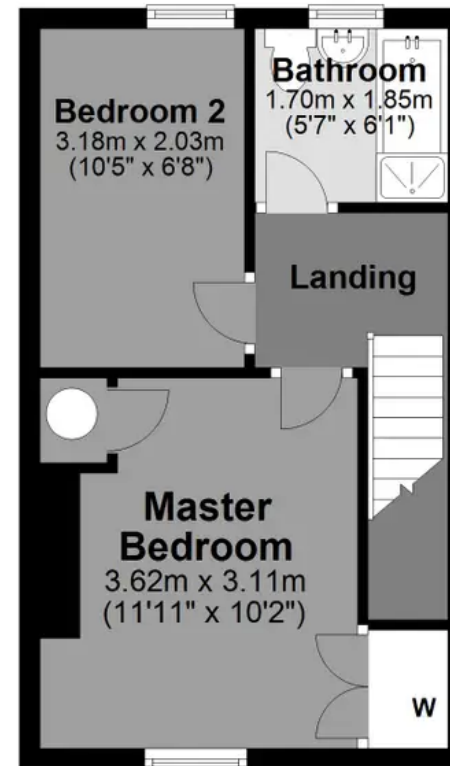
Ground Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.7 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 sq. feet)

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