



7 Oxford Terrace, Mill Street, Crediton, EX17 1HD

Offers Over £160,000

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# 7 Oxford Terrace, Mill Street

Crediton

- Mid-Terraced House in Central, Yet Tucked Away Location
- Two double bedrooms & a massive boarded loft
- Gas central heating (New boiler in 2022) & double glazing
- Ideal first time buy, buy to let or for downsizers
- Previously let for £725pcm (5.4% yield) – Could reach £750pcm
- Being sold with no onward chain

This Mid-Terraced House is found in a tucked away pedestrian accessed level position, within walking distance of many handy amenities such as Morrisons, bus transport links, primary school and Leisure Centre with pool, yet away from the main road.



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The accommodation needs redecoration, but offers two good sized double bedrooms, a living room with gas fire, kitchen and a white suite bathroom with shower attachment and screen over the bath, plus plumbing and power for a washing machine. There is gas central heating via a 2022 installed Worcester boiler and double glazing throughout, plus a brand new extractor system drawing moisture out of the air from the bathroom & continuously from landing.

There's also a pull-down ladder to access a massive loft space, which is boarded, has light, power & radiators (currently disconnected) giving potential to create a further large bedroom (STPP).

Outside: To the front is a handy covered area for recycling, just across the footpath is recently created low maintenance level garden (8m x 2.6m) which has a gate to enclose, modern fencing surrounding and areas of decking and artificial grass. Just behind the garden is an outside store, perfect for bikes.

This property would really suit a first time buyer, buy to let investor (recently achieving £725pcm, but would be £750pcm following improvements internally) or a downsizer, with the 2nd double bedroom easily taking two single beds and bedroom furniture.

Agent note: This property is owned by a relation of a member of Helmores staff.



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Please see the floorplan for room sizes.

Current Council Tax: A

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (New Worcester boiler in 2022)

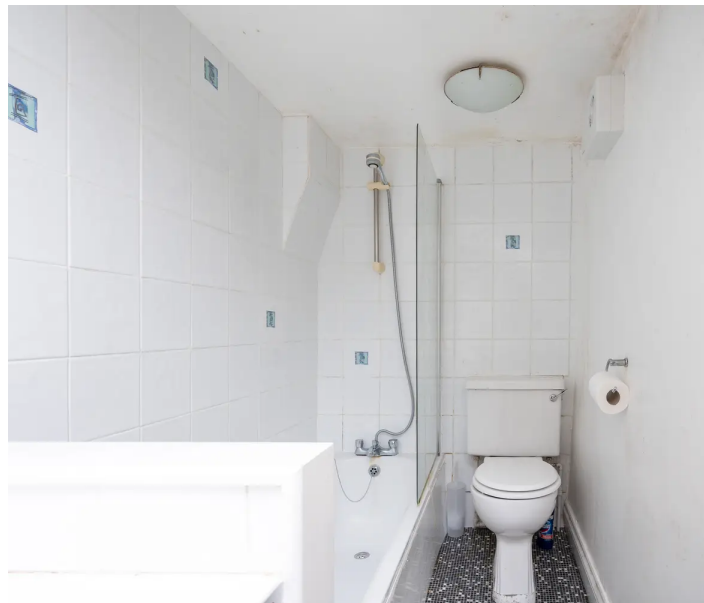
Listed: No

Tenure: Freehold

**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 1HD – Unrestricted on street parking is available on East Street, or on Mill Street itself out of peak hours.

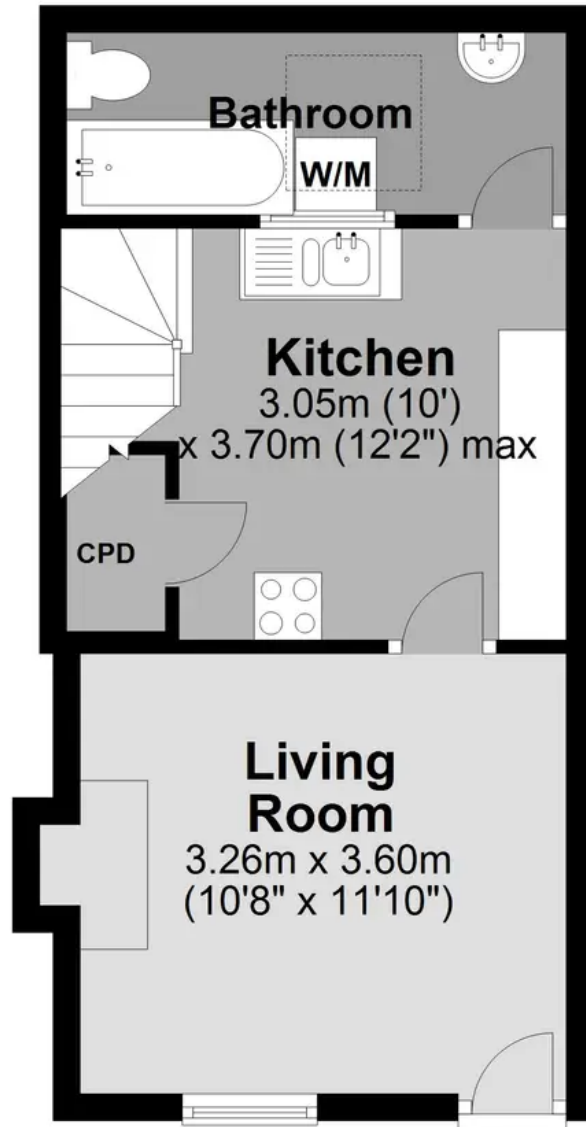
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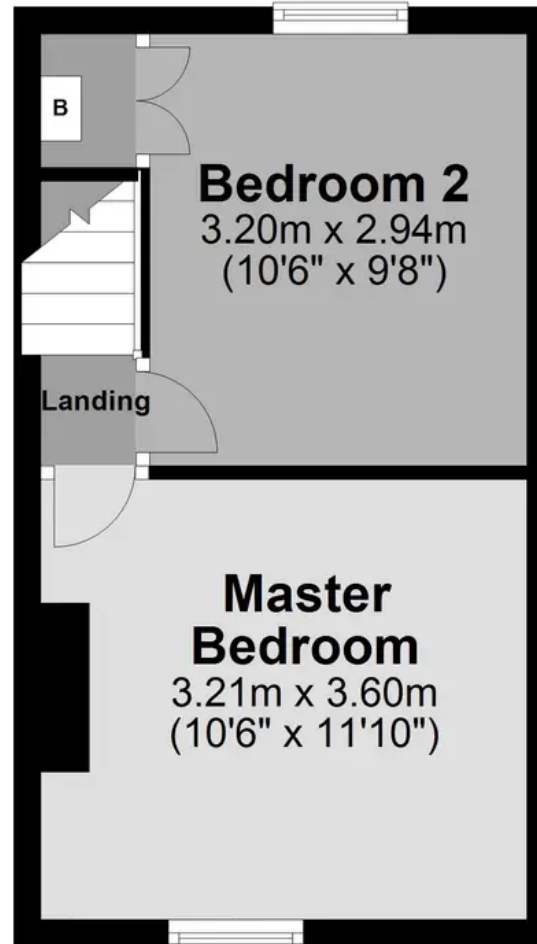
## Ground Floor

Approx. 28.7 sq. metres (309.4 sq. feet)



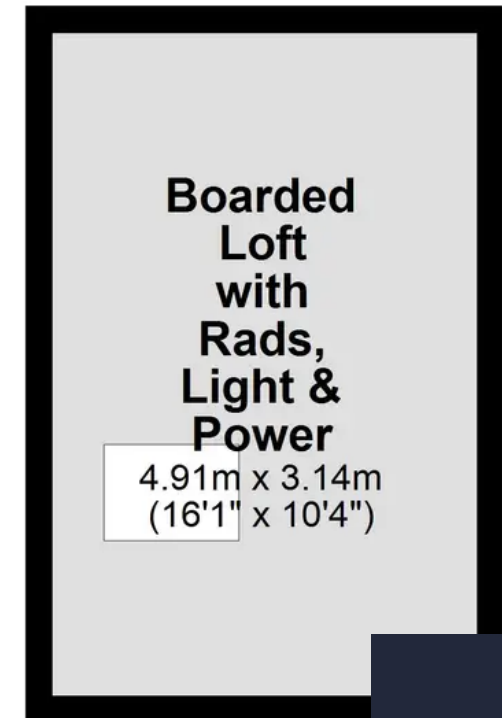
## First Floor

Approx. 23.9 sq. metres (257.3 sq. feet)



## Loft

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 52.7 sq. metres (566.7 sq. feet)

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## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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