



## 7 School Close, Shobrooke, EX17 1AX

Guide Price £225,000

**HELMORES**  
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# 7 School Close

Shobrooke, Crediton

- End terrace house in the beautiful mid-Devon village of Shobrooke
- Walking distance to a lovely foody pub
- Just a 5 minute drive to Crediton & under 20 minutes to Exeter St Davids
- Three bedrooms & upstairs bathroom with adjacent WC
- Gardens to front & rear, with scope to create off-road parking (STP)
- Large lounge diner, kitchen breakfast room & a utility
- uPVC double glazing, off-peak electric heaters & Solar PV panels
- Downstairs WC off the entrance hall
- Although updating is needed, there's 921sqft of accommodation!
- Being sold with no onward chain



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Nestled in the picturesque village of Shobrooke in Mid-Devon, 7 School Close is a spacious end terrace house that offers fantastic potential to create a lovely family home. Imagine taking peaceful rural strolls & enjoying a leisurely drink at the local foody pub, plus having the vibrant town of Crediton just a 5-minute drive away, with Exeter St Davids station within easy reach in under 20 minutes.

This three-bedroom gem boasts a classic layout - Upstairs, you'll find three generously sized bedrooms, perfect for a growing family, along with an adjacent bathroom and an adjoining WC. And when it's time to relax, you'll appreciate the large lounge diner, ideal for entertaining friends and family, while the kitchen breakfast room and utility provide practical spaces for everyday living. The downstairs WC off the entrance hall adds a touch of convenience too. Plus, with uPVC double glazing, off-peak electric heaters, and Solar PV panels, you can enjoy energy-efficient living.

The gardens to the front (7.5m x 6m) and rear (9m x 4m) offer outdoor space for relaxing in the sun, with scope to create off-road parking for 2 cars side-by-side (subject to planning consent) - There is on-road parking available even if you don't take this step. Just 50 yards away is a children's play park and field too.

The property is being also being sold with no onward chain.

Don't miss out on this unique opportunity to own a piece of village life in Shobrooke.



Please see the floorplan for room sizes.

Current Council Tax: B (£1,759pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric off-peak heaters

Listed: No

Tenure: Freehold

**SHOBROOKE** is a village, parish and former manor – located 1½ miles north east of Crediton. The village backdrop is that of smaller hills, and brief woodland ridges, with oak and ash commonplace – interspersed by a collaged, arable landscape, of frequent colour. The name ‘Shobrooke’ is derived from the old English words ‘succa’ and ‘broc’, meaning ‘Hob-goblin Brook’. Nearby lies Shobrooke Park, a spacious country estate, open to the public, with many wizened and ancient trees standing tall. Furthermore it claims a large fishing lake, and a grassy amphitheatre – for live music on summer nights. The Red Lion Inn offers B&B facilities, a beer garden with lush country views, and excellent food and drink. Plus, it provides a welcome rest stop to those travelling between Land’s End and John O’groats. Shobrooke is in the immediate catchment area for the schools in Crediton – also home to the closest shops.

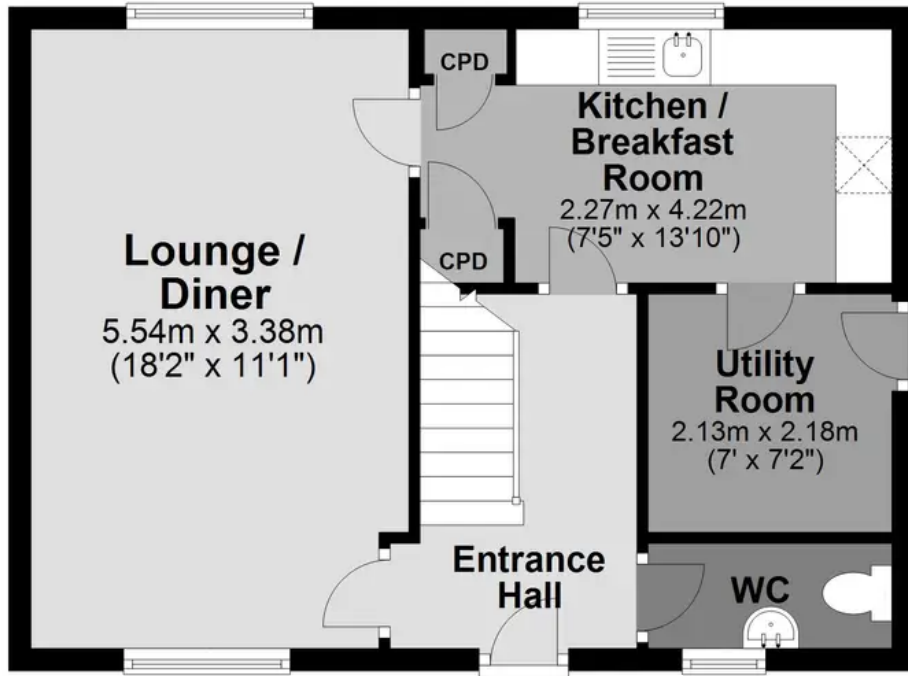
**DIRECTIONS:** For Sat-Nav use EX17 1AX – No.7 is found just up from the bottom access to School Close.

**What3Words:** [///clocked.explained.treatable](#)



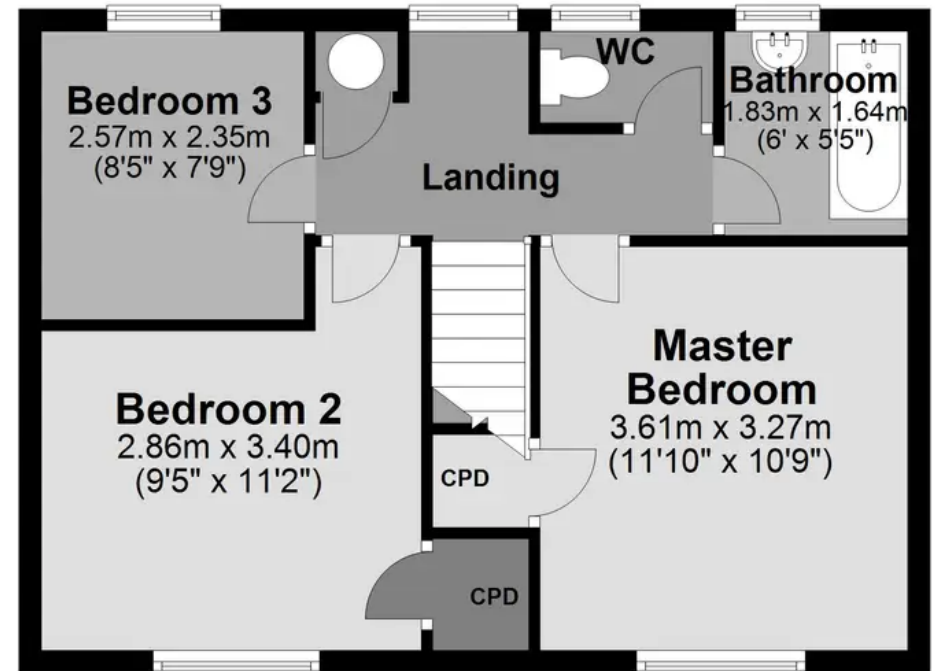
## Ground Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



## First Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



Total area: approx. 85.6 sq. metres (921.0 sq. feet)



# Helmores

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