



11 Barn Park, Crediton, EX17 3JD

Guide Price £240,000

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SINCE 1699

11 Barn Park

Crediton

- 3 bedroom family house
- Town edge location with views
- Kitchen / dining room
- Living room with picture window
- Plenty of built in storage
- Front and rear gardens
- Excellent rural walks nearby
- Possibility to create off-road parking
- No chain

Located on the Southern edge of the town, Barn Park is a small residential close of houses in an elevated position with far-reaching views over the rooftops. Within easy access of schools and town amenities (there's steps linking to the High Street), it is also just seconds on foot until you're in the rolling Devon hills. The town is ideal for access to Exeter with regular bus and rail services. The development was a later addition to the general Barnfield area and is predominantly made up of 3 bedroom houses. It has been updated since new having been modernised by the current owner. It's been tenanted most recently and is being sold with no onward chain. As one would expect, there is uPVC double glazing and mains gas central heating throughout.

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An entrance hallway leads to the light living room with feature window and neutral colour scheme. Across the back is a social family kitchen/dining room with doors to the rear and this links to the living room too. It's worth noting that the skim coat has cracked in the kitchen, and this will be repaired by the seller prior to exchange of contracts. On the first floor are the 3 bedrooms, 2 of which have built in storage and are of a good size. The family bathroom, which is fully tiled, serves all 3 bedrooms.

Outside, to the front is a level garden with pathway to the front door and access to the side leads to the rear garden. There is the opportunity to create off-road parking on the front garden (subject to planning but most of the neighbouring houses have done so). The rear garden is a good size, mainly level with lawn, decking and raised beds.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2023/24 - £1851.08

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

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). 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.

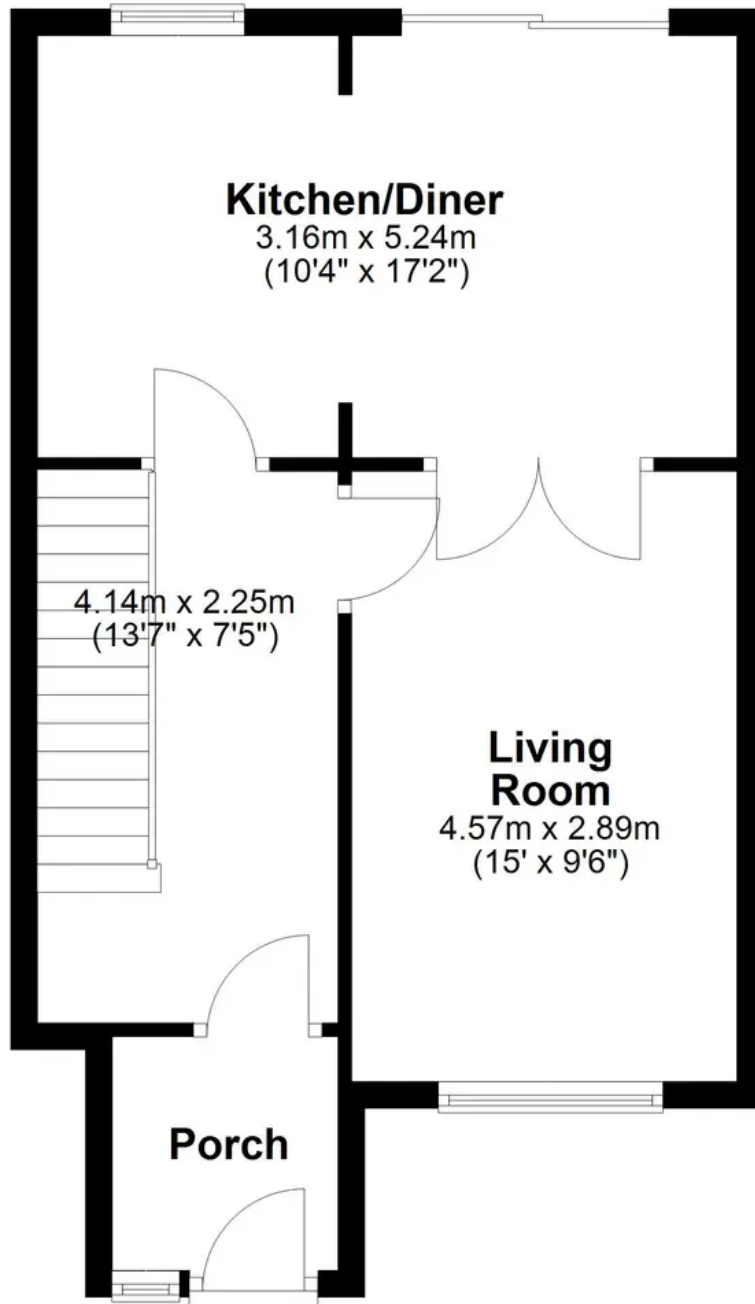
DIRECTIONS : For sat-nav use EX17 3JD and the What3Words address is [///fluid.loom.websites](https://www.what3words.com////fluid.loom.websites)

but if you want the traditional directions, please read on.

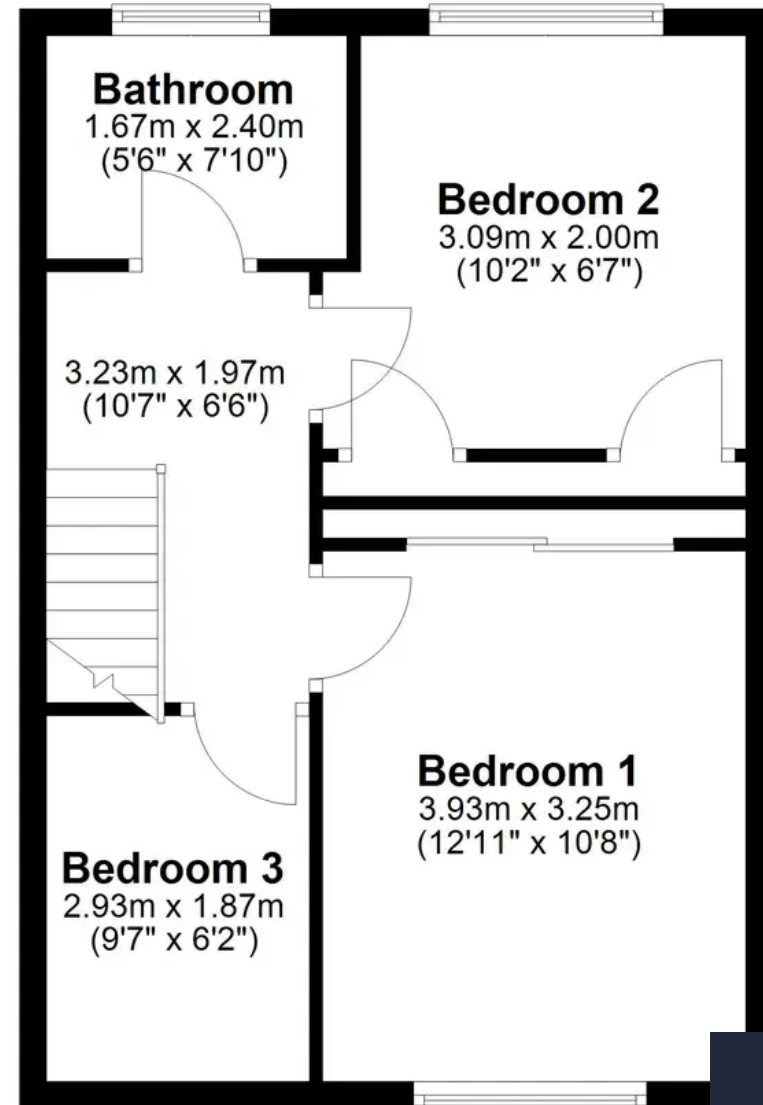
From Crediton High Street head towards Exeter and turn sharp right opposite the parish church into Bowden Hill and at the top turn sharp left and immediate right into Barnfield. Go all the way to the top, bearing left beside the school and then left into Barn Park. No. 11 will be found on the left.



Ground Floor



First Floor





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.