



Libbetts Cottage, 14 Church Street, Crediton, EX17 2AQ

Guide Price £265,000

Occupying a quiet backwater location, yet within easy reach of the town centre, this delightful three bedroom period cottage benefits from an enclosed garden, off street parking and garage. The property is offered with no onward chain.

Winkworth

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This charming end-terrace house retains a wealth of character features including exposed ceiling beams and an inglenook fireplace with gas fire. The property is situated within a desirable location and offers three generously sized bedrooms, ideal for a growing family or those seeking extra space.

Once inside, the property offers spacious living accommodation with two reception rooms, good sized kitchen and WC on the ground floor. On the first floor, there is a generous master bedroom with built in storage cupboards, a further smaller bedroom and the family bathroom which has been beautifully modernised and comprises a walk in shower cubicle, panelled bath, low level WC and wash basin. A staircase leads to the second floor where there is a third bedroom which enjoys fantastic views of the Church and characterful exposed beams.

Outside, the enclosed gardens are a real feature of the property and have been beautifully landscaped to enjoy the most of the space. The garden is level and laid mostly to lawn with a patio seating area situated next to the feature fish pond, a perfect sunny spot to enjoy the summer evenings! This property also offers a good sized carport, two workshops / outbuildings, a garage and parking. Properties with this

much to offer do not come up very often within the town - don't miss out and book your viewing now!

Crediton is an ancient market town and civil parish located in the heart of the county, and with a population of just under 8000. It is famed as the birthplace of St Boniface, the patron saint of Germany and Holland. The town has an active community with a town square which holds events and a twice monthly farmers market, an array of independent retailers along the vibrant high street, several pubs and some real foodie treats with independent bakeries, coffee shops and delicatessens. The town has two supermarkets, two primary schools and a well-regarded secondary school with a busy sixth form which has been rated as Outstanding by OFSTED. The town has active Rugby and Football clubs, as well as an excellent leisure centre with swimming pool and fitness facilities. The town is surrounded by glorious countryside providing plenty of walks and bike rides.

SERVICES: Mains Electric, Water and Drainage.

EPC: D/63

COUNCIL TAX: Band C

LOCAL AUTHORITY: Mid Devon District Council.



AT A GLANCE:

Characterful Period Cottage
Three Good Sized Bedrooms
Gas Central Heating
Two Reception Rooms
Modernised Bathroom Suite
Large Enclosed Gardens
Outbuildings / Workshops
Carport, Garage & Parking
Desirable Town Location
Close To Amenities

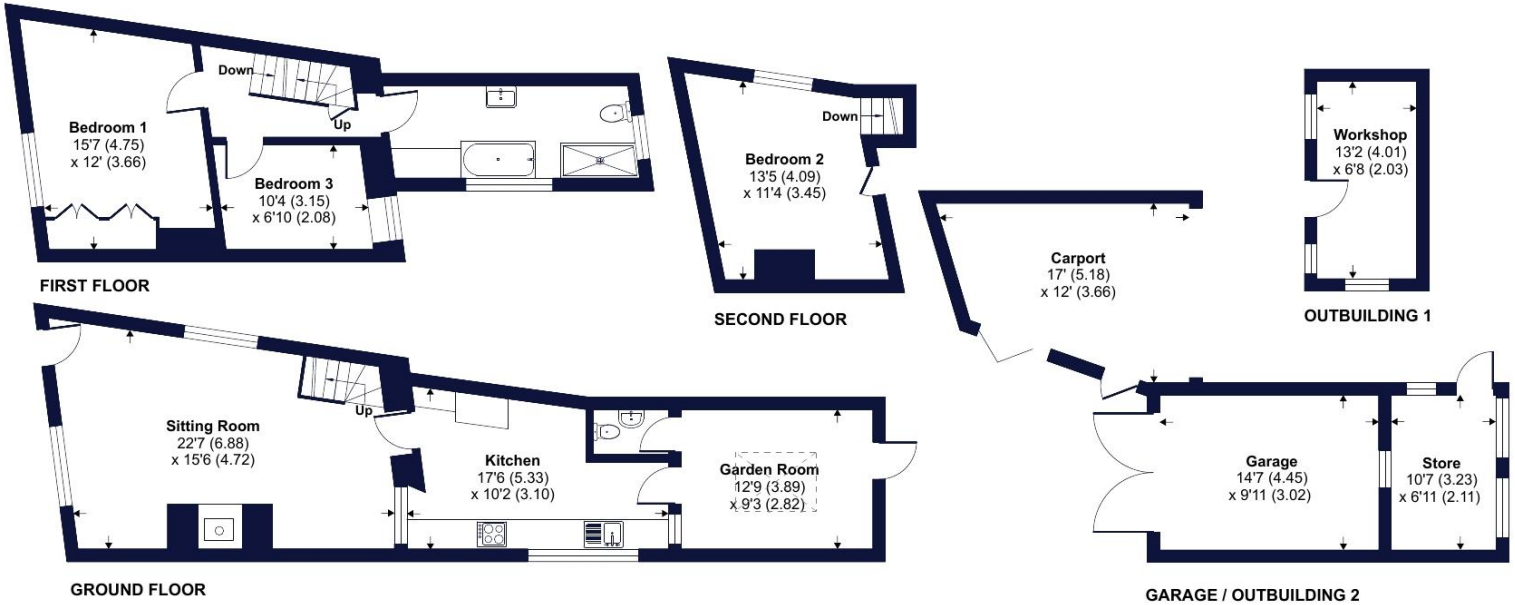
PROPERTY INFORMATION:

Freehold
Council tax Band: C
Mains electric, gas, water and drainage.

Church Street, Crediton, EX17

Approximate Area = 1179 sq ft / 109.5 sq m (excludes carport)
 Garage = 151 sq ft / 14 sq m
 Workshop / Store = 160 sq ft / 14.8 sq m
 Total = 1490 sq ft / 138.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1083123



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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