



30 Dean Street, Crediton, EX17 3EW

Guide Price £180,000

A delightful and charming Grade II Listed terraced cottage situated in a popular location and offered with no onward chain. The property would make an ideal small home, first time buy or investment property.

**Winkworth**

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This charming Grade II listed cottage is situated in a sought-after location and was even featured on 'Homes Under The Hammer'! Internally, the cottage is full of character and provides accommodation set over three floors. The property has been sympathetically renovated, and retains many original features, while offering modern comforts. The property is currently let through Airbnb, providing a solid income, making it an ideal home or investment opportunity.

The living room boasts a stone fireplace with a wood burner, creating a warm and welcoming space. Exposed timber beams and recessed shelving add to the cottage's charm. The room flows into a modern kitchen with solid oak worktops, integrated appliances.

Upstairs, the double bedroom features built-in storage, and the spacious bathroom includes a bath, separate shower cubicle, WC, and basin. A further staircase leads to the loft room, with exposed A-frame timbers, and eaves storage.

Outside, there's access to a shared rear courtyard. The property benefits from mains gas central heating and a wood burner in the living room.

Situated in a convenient town location, this lovely cottage offers both character and comfort, making it a perfect choice for a homeowner or investor.

PLEASE NOTE: There is no allocated parking with this property.

All furniture and appliances can be included by separate negotiation.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.



#### AT A GLANCE:

- Charming Mid Terrace Property
- One Double Bedrooms
- Gas Central Heating
- Beautifully Presented Accommodation
- Full Of Character & Charm
- Ideal Investment Opportunity
- Convenient Town Location
- No Onward Chain

#### PROPERTY INFORMATION:

- COUNCIL TAX: Band B
- LOCAL AUTHORITY: Mid Devon
- SERVICES: Mains Electric & Water
- DRAINAGE: Mains Drainage
- BROADBAND: Part-Fibre Broadband Available  
FTTC (Fibre to the Cabinet).
- MOBILE SIGNAL: Good Coverage
- HEATING: Gas Central Heating
- LISTED: Grade II
- TENURE: Freehold
- CONSERVATION AREA: Yes
- FLOOD RISK: Very Low

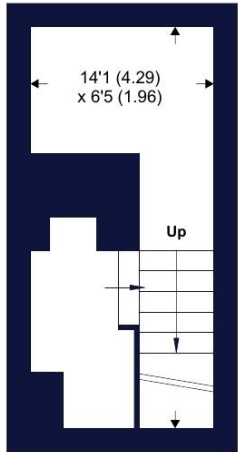
# Dean Street, Crediton, EX17

Approximate Area = 608 sq ft / 56.4 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Total = 645 sq ft / 59.8 sq m

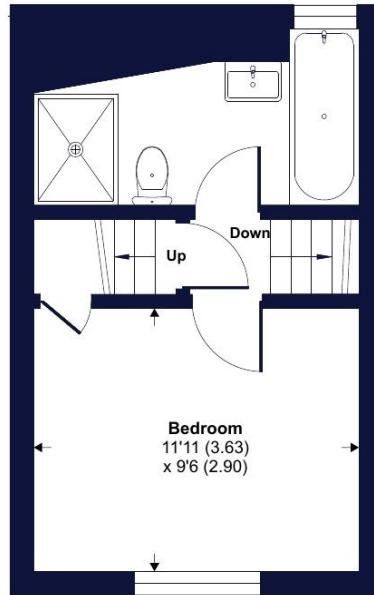
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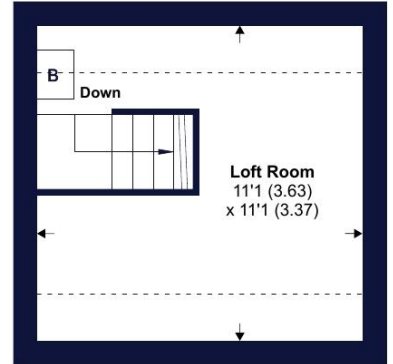
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1177325

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(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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