

60 Exhibition Road, Crediton, EX17 1BY

Guide Price **£270,000**

60 Exhibition Road

Crediton

- End terrace home
- 3 Bedrooms
- Extended to rear with sun room
- Modern kitchen upgraded 4 years ago
- Edge of town location
- Close to shops & public transport
- Garage & off street parking
- Spacious lounge

This well-maintained three-bedroom end-terrace offers a particularly practical package, with parking for three cars, a separate garage with power and light and a private south-facing rear garden. The property has also benefited from recent improvements to the kitchen and bathroom, together with a gas boiler installed approximately five years ago and regularly serviced.

Inside, the comfortable lounge has solid wood flooring, a large front-facing picture window and an electric feature fireplace. The kitchen was updated around four years ago and has gloss white units, granite-effect worktops, double eye-level Zanussi ovens, a ceramic hob and integrated dishwasher and fridge/freezer. A breakfast bar provides a useful everyday dining area, while patio doors lead through to the heated conservatory.









The conservatory makes a versatile additional room, with its high ceiling, plenty of natural light, central heating and multiple power points. It currently provides a useful connection to the garden and could work equally well as a dining, hobby or home-working space. Also on the ground floor is an entrance hall cloakroom area and an office/storage space.

Upstairs are three bedrooms, including two doubles and a single with fitted cupboards. The rear bedroom enjoys views towards the surrounding town and hills, while the modern bathroom has an electric shower, vanity storage and heated towel rail. There is also useful loft storage with ladder access, insulation and partial boarding.

Outside, the front garden has been arranged for low-maintenance living, with tiered chippings and steps leading to the house. The enclosed rear garden is private and south facing, with composite decking, raised borders and useful outside storage. The garage has both power and lighting, adding valuable workshop or storage space with parking in front.

With its combination of ready-to-enjoy accommodation, generous parking, garage and sunny private garden, this is a home that offers plenty of practical advantages for modern family life.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2026/27 - £2,133.50

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

Broadband within this postcode: Ultrafast 10,000Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

DIRECTIONS

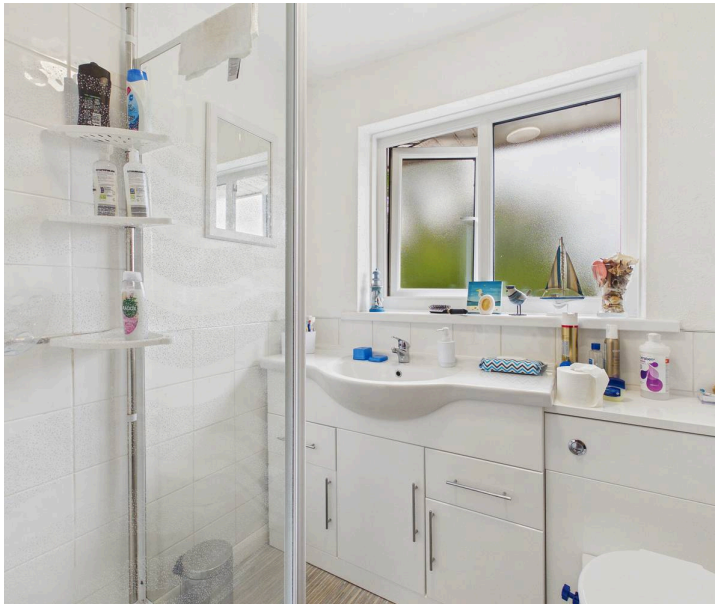
From Crediton town centre take the A377 in an Easterly direction then take a left turn after the church onto East Street. Take a left turn onto Mill Street and continue around onto Exhibition Road. Number 60 can be found along to the right marked with a Helmores board.

For Sat Nav: EX17 1BY

What3Words: ///fleet.upset.snippets

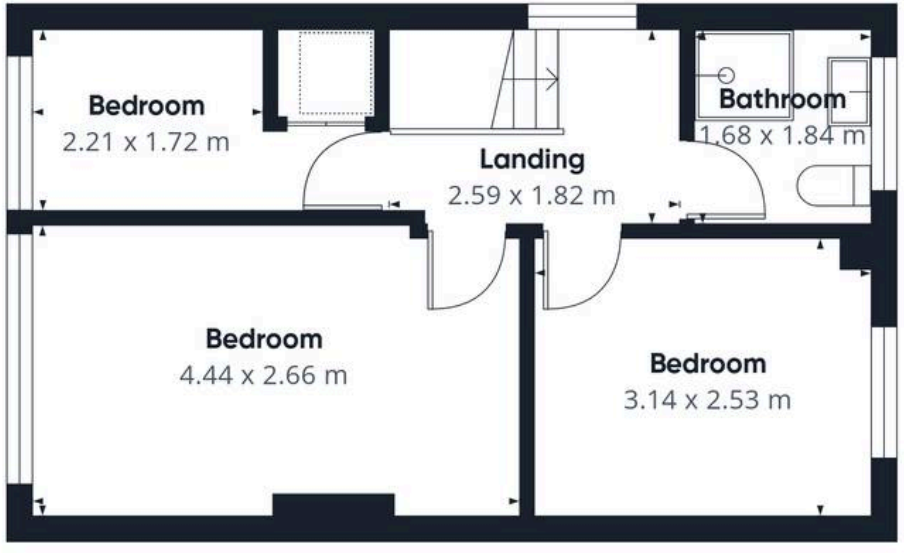








Floor 0



Floor 1



HELMORES
SINCE 1699

Approximate total area(1)

77.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.