



- Well presented terraced house
- Two double bedrooms
- Spacious lounge diner
- Gardens & off road parking for 2 vehicles
- Modern kitchen (2017) & new boiler in 2014
- Gas central heating & double glazing
- Watch the 3D tour & then book your viewing!
- Open House Saturday 1st May - call to book a slot



Guide Price £182,500

**HELMORES**  
SINCE 1699

**25 QUEEN ELIZABETH DRIVE**  
Crediton EX17 2EH



This well-presented terraced house offers a great opportunity for a first time buyer, buy to let investor or for someone looking to downsize!

The accommodation offers two double bedrooms, with the master having a built-in wardrobe, the upstairs bathroom has a white suite with an electric twin head shower & screen over the bath too. Downstairs from the entrance hallway (with understairs cupboard) there is access to the modern kitchen, only fitted in 2017 and includes a Hotpoint oven with hob and hood over. Running the full width of the house, the lounge diner is nice and spacious and has double doors to access the rear garden. The whole property is gas centrally heated with a new boiler installed (since the EPC was completed) in 2014, which is still within its warranty, and has double glazing.

**Outside:** To the front is a low maintenance garden setting it back from the 'no through road'. The off-road parking for 2 vehicles is to the right as you look at the house. To the rear is an enclosed garden which catches the sun from midday onwards. Initially we have a paved seating area, with steps up passing grassed and flower beds, reaching the top level which is stone chipped and has a 14' x 6' shed. The garden backs onto fields and there is a private rear gate which gives access to the parking to the front. There are no rights of way across this property.

Please see the floorplan for room sizes.

Current Council Tax: B

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

EPC : C

**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) – with an Ofsted "outstanding" sixth form. 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:** From Crediton High Street proceed up town, passing through St Lawrence Green traffic lights and continuing along Western Road, after passing Crediton Hospital on your left, take the next right hand turn into Queen Elizabeth Drive and No. 25 is found up on your right, marked by a Helmores Board.

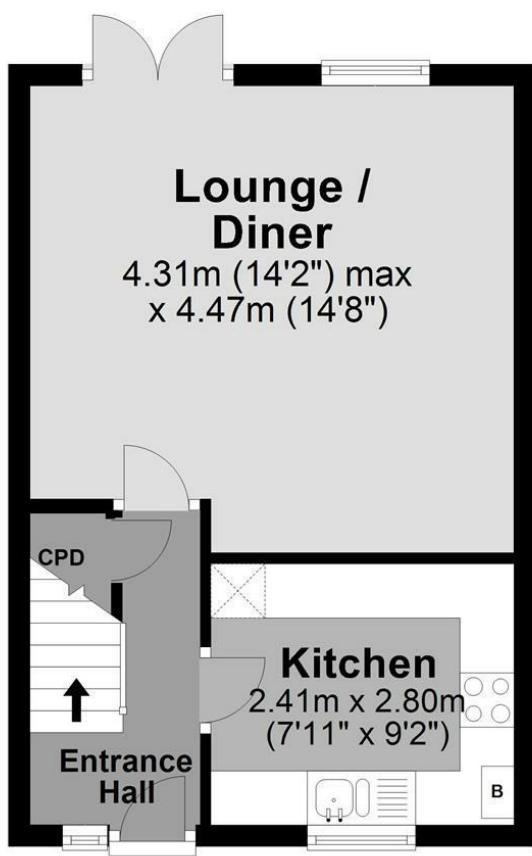
#### COVID-19 SAFETY POLICY

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: [helmores.com/staysafe](http://helmores.com/staysafe)

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

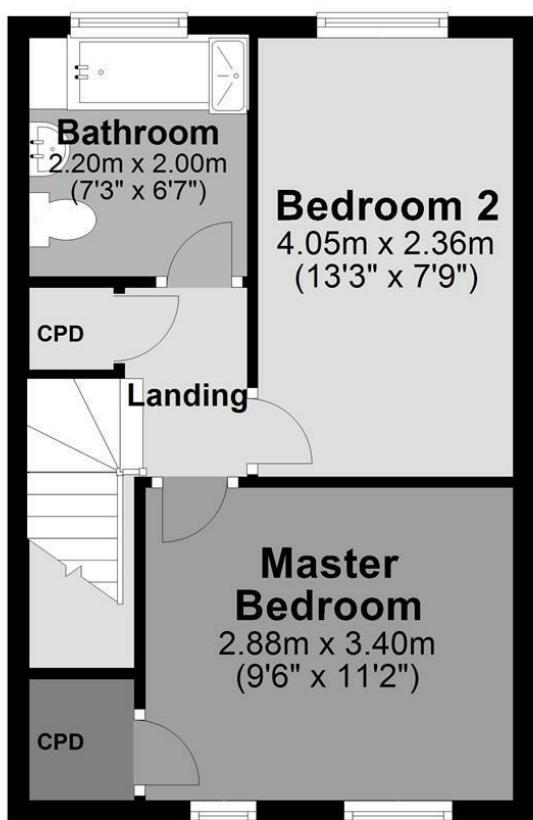
## Ground Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



## First Floor

Approx. 31.4 sq. metres (338.2 sq. feet)



Total area: approx. 63.6 sq. metres (684.5 sq. feet)



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TO VIEW CALL 01363 777 999

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