



- **Brick-Built Semi-Detached House**
- **Two bedrooms and white suite bathroom**
- **South-facing garden with lovely views**
- **Driveway parking for two cars**
- **Living room and kitchen diner**
- **uPVC double glazed doors and windows**
- **Mains gas central heating**

Guide Price £225,000



31 AVRANCHES AVENUE
Crediton EX17 2HB



Avranches Avenue is a popular 'no through road' in Crediton that offers superb views back over the town onto countryside in the distance, as well as good access to schooling, lots of rural walks and a great children's play park and field right on hand.

The brick-built semi-detached house is presented nicely throughout and offers two bedrooms, both with built-in wardrobes, plus a white suite bathroom, with a shower and screen over the bath, a heated towel rail, WC and sink. Downstairs we have a living room, or lounge diner if you prefer with the kitchen diner/breakfast room to the rear offering those views. There are uPVC double glazed doors and windows, plus main gas central heating throughout.

To the side is driveway parking for two cars and a side gate to the enclosed rear garden, which is also accessed from the kitchen. It is south-facing and a paved seating area catches the sun beautifully with steps down to a low maintenance stone chipped garden and shed.

Please see the floorplan for room sizes.

Current Council Tax: B

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

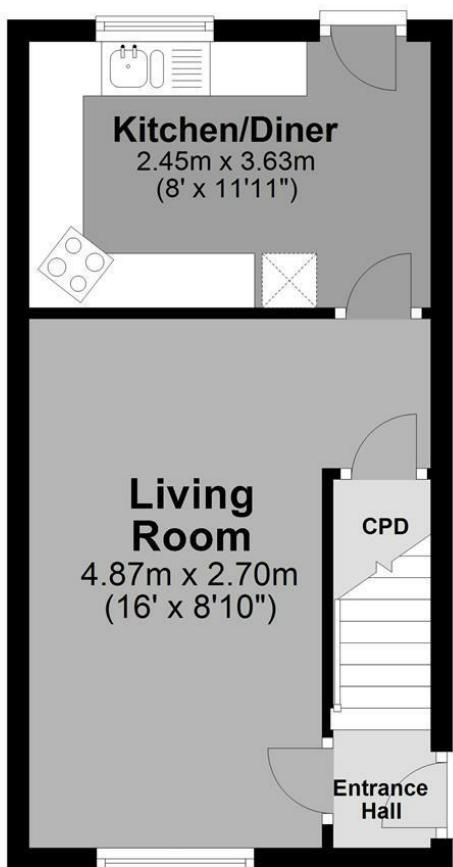
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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: Use EX17 2HB – No.31 is found towards the bottom on your left hand side, marked by a Helmores Board.

What3Words: ///dives.escalated.whisker

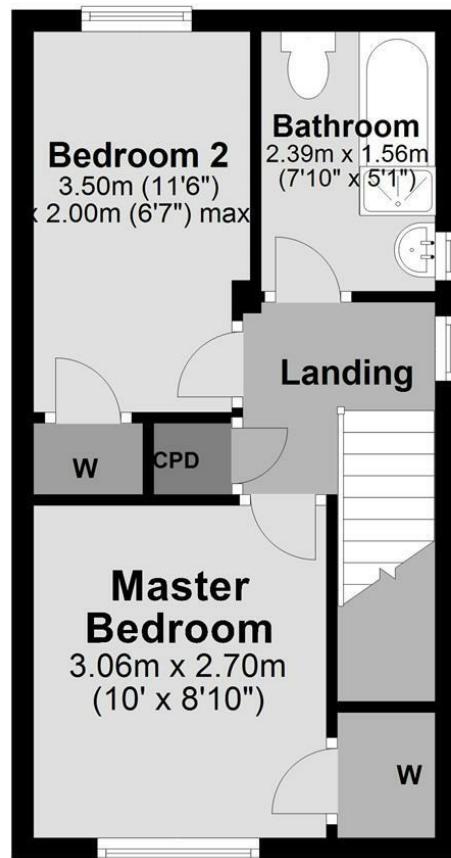
Ground Floor

Approx. 27.3 sq. metres (293.7 sq. feet)



First Floor

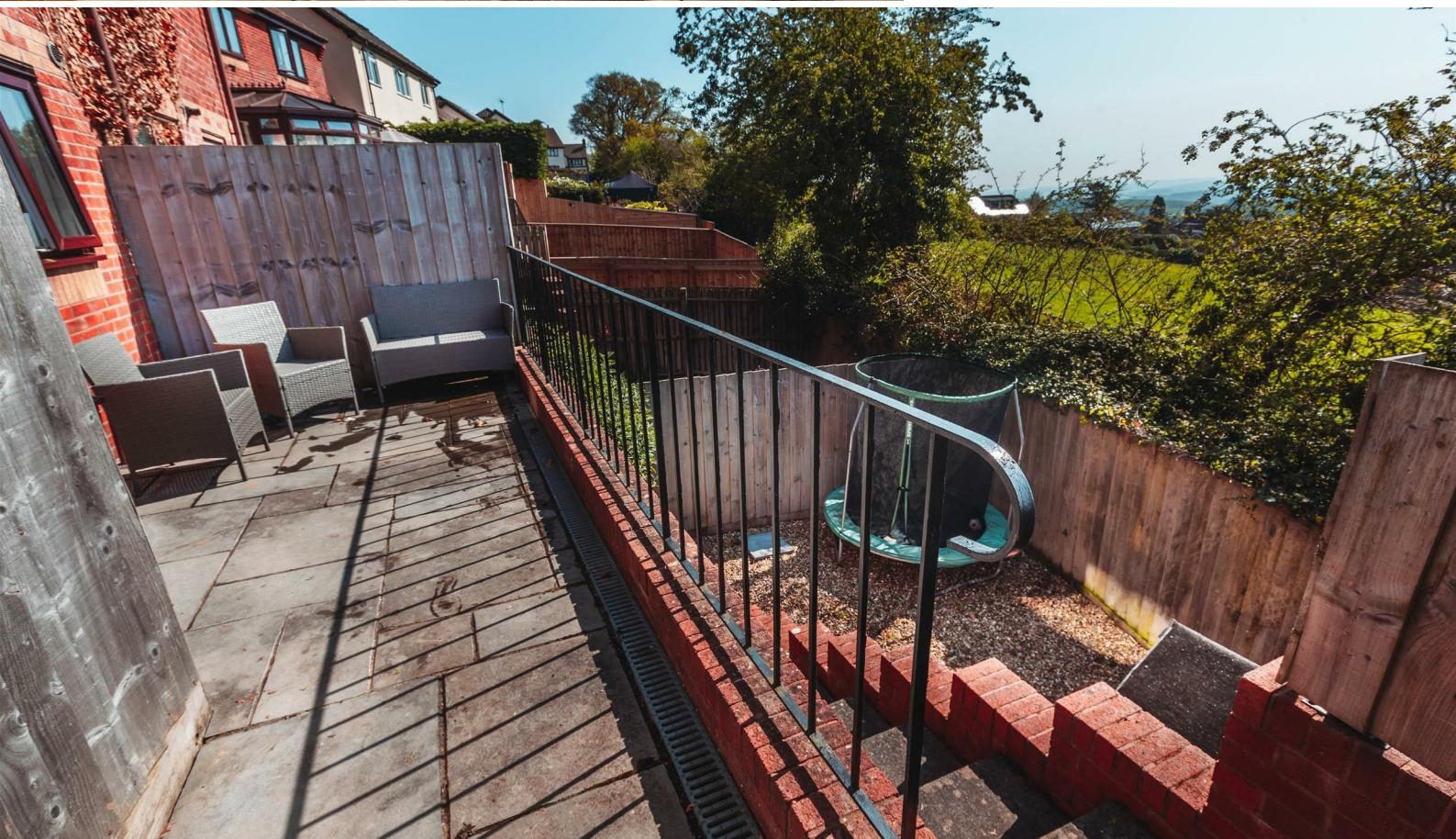
Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 54.6 sq. metres (588.1 sq. feet)



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