



- **Terraced House in convenient town location**
- **Ideal first time buy, or 2nd rung of the ladder**
- **Three bedrooms & shower room**
- **Living room, dining room & kitchen**
- **Enclosed rear garden**
- **Mains gas warm air heating & uPVC double glazing**
- **Being sold with no onward chain**

Guide Price £199,950



HELMORES
SINCE 1699

25 CHURCHILL DRIVE
Crediton EX17 2DW

TO VIEW CALL 01363 777 999



25 Churchill Drive is a mid-terraced house offering great potential to be modernised to the next owner's taste, in a handy location being within walking distance of Crediton High Street, bus links to Exeter and schooling.

The accommodation is dated but has been well looked after and it includes three bedrooms with views to the front and a shower room upstairs. Downstairs we have a living room to the front, with the dining room and kitchen running along the rear, with scope to create a more open-plan ground floor if desired. Heating is by way of a mains gas warm air boiler, which also provides hot water and there is uPVC double glazing throughout.

Outside: The gardens are low maintenance with a largely stone chipped area to the front and an enclosed rear garden (7.8m x 5.9m), which is largely paved, with a garden shed for storage, flower beds and a rear access gate. On road parking is readily available and the house is being sold with no onward chain.

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 warm air heating

Listed: No

Tenure: Freehold

EPC : D

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: Proceed up the High Street, turning right at the St Lawrence Green traffic lights, then immediately left onto St Martins Lane & right into Churchill Drive, No.25 is marked by a Helmores board.

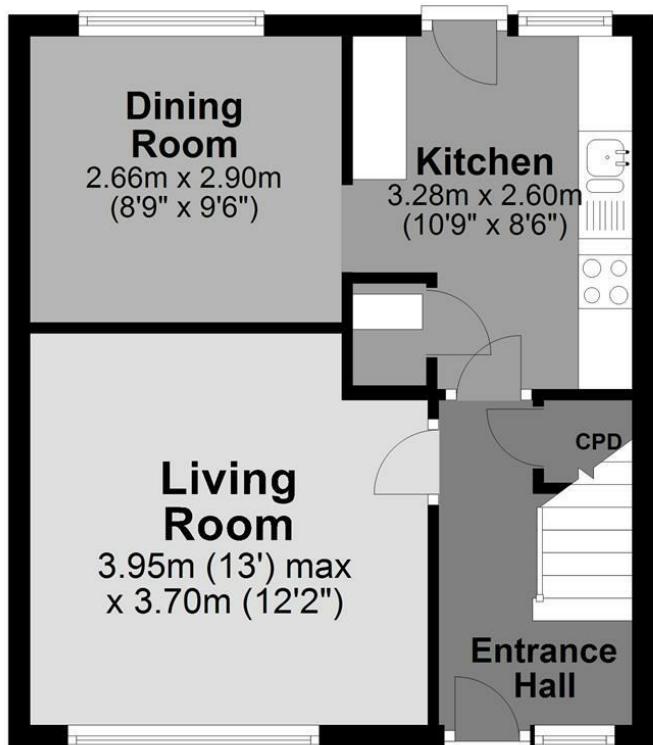
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We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helmores.com/staysafe

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

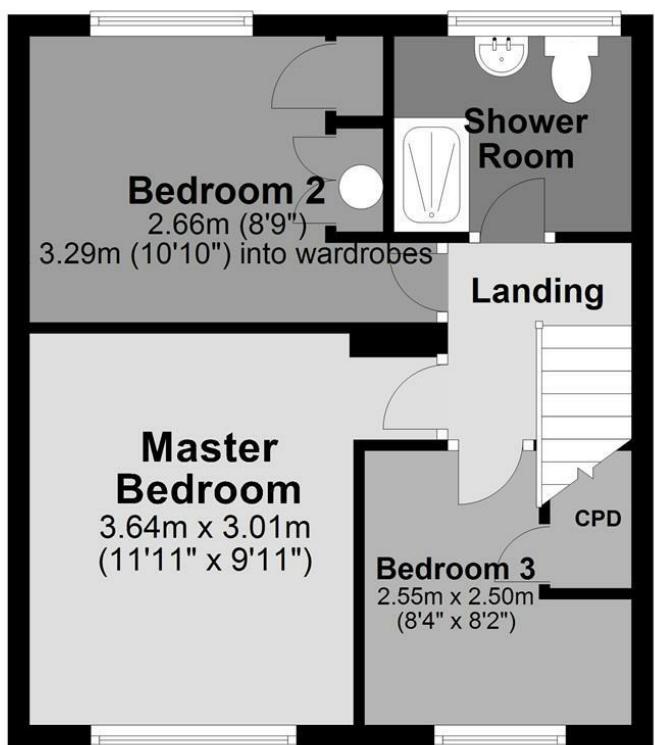
Ground Floor

Approx. 36.7 sq. metres (394.5 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



Total area: approx. 69.8 sq. metres (751.6 sq. feet)



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