



- **Modern detached house with views to the rear**
- **Three double bedrooms**
- **Large lounge diner, kitchen & study / breakfast area**
- **Garage - scope to convert to 4th bedroom with en-suite**
- **Driveway for 2/3 cars & level rear garden**
- **Gas central heating & uPVC double glazing**
- **Upstairs bathroom, downstairs WC with utility area**
- **Being sold with no onward chain**

Guide Price £250,000



HELMORES
SINCE 1699

BRANKSOME DENE, BRAYS CLOSE
Crediton EX17 3HZ



Branksome Dene is a 2004 built detached house which enjoys lovely, elevated views from the rear back over the town, as well as great access to schooling and the town's amenities and transport links, all available within walking distance.

The accommodation extends to over 1,000sqft and includes three double bedrooms, a white suite bathroom and entrance hall on the upper ground floor level, with stairs down to the lower ground floor. Here you will find a large lounge diner with patio doors to the garden, a study/breakfast area adjoining the kitchen (potential to open this into one room) which includes an integrated Hotpoint oven with 4 ring gas hob over. There is also a cloakroom with WC, sink and utility area. The whole property has mains gas central heating and uPVC double glazed doors and windows.

Outside: To the front is driveway parking for 2-3 cars and a paved area with a greenhouse. The garage has light and power. The neighbour has converted the garage into a 4th bedroom with en-suite, so this is an option with building regs. There is access to both sides and steps down lead to a level rear garden (8.7m x 6.4m) which is half lawned and half paved. There is also a garden shed.

The property is being sold with no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: D

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

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 3HZ, Upon entering Brays Close, proceed down to your right and the house is found towards the end on your left, marked by a Helmores Board.

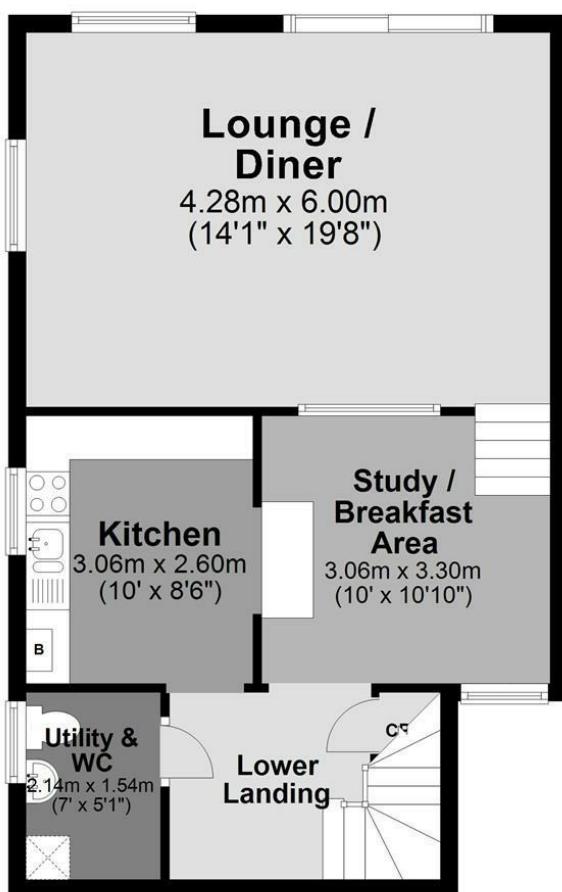
COVID-19 SAFETY POLICY

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

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

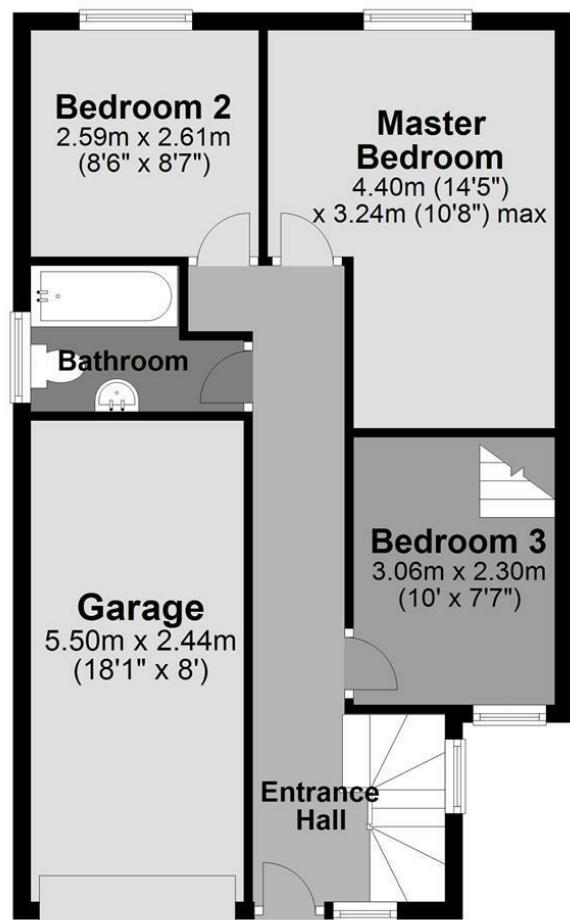
Lower Ground Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



Upper Ground Floor

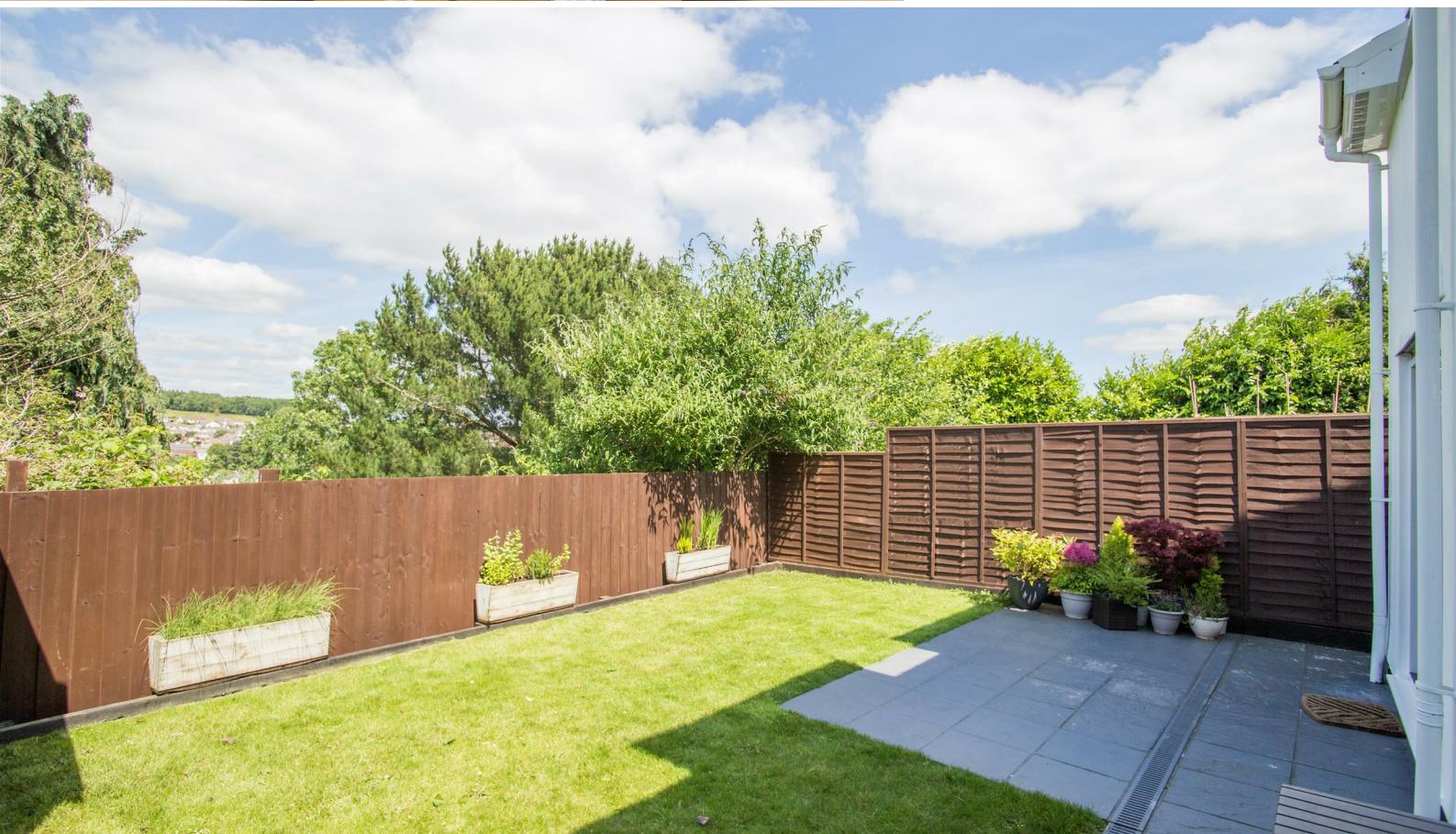
Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 97.6 sq. metres (1051.0 sq. feet)



111-112 High Street, Crediton
Devon, EX17 3LF
www.helmores.com



TO VIEW CALL 01363 777 999

property@helmores.com