



- 2018 Built End-terrace house
- Two double bedrooms
- South-facing garden & wonderful views
- Off-road parking for two vehicles
- Lounge diner & modern kitchen
- Downstairs WC & upstairs bathroom
- Gas central heating & uPVC double glazing
- Remainder of 10 year builders warranty



Guide Price £230,000

HELMORES
SINCE 1699

27 TARKA WAY
CREDITON EX17 3FF



The Tarka View development of new freehold homes in CREDITON has been built by the well-regarded Devonshire Homes, with the first properties being completed in 2018 and the final phase due to finish in 2022. It is ideally positioned on the Exeter (SE) side of the town with excellent transport on road and rail into Exeter centre, found just 7 miles away.

This house is the Tavy Style and the current owner was the 1st to move in, back in 2018. He likes it so much there he is looking to buy a larger house on the same development!

It packs a high level of style into a well-designed home - the hallway gives access to the cloakroom with WC, stairs, kitchen with integrated oven, hob and extractor and a lounge diner with double doors to the garden and views beyond.

Upstairs there are two double bedrooms and a modern bathroom which has a shower and screen over the bath. As you would expect there is uPVC double glazing and mains gas central heating throughout, with Hive smart controls and filtered air ventilation system.

The reason the current owner opted for this plot was its larger than normal south-facing rear garden which appears established with turfed areas, flower beds and borders and seating area enjoying the views immediately outside the double doors. A side gate leads to the parking which is long enough for two vehicles.

Please see the floorplan for room sizes.

Utilities: Mains water, electric, gas, telephone & broadband
Fastest broadband speed within this postcode: Up to 67Mbps

Drainage: Mains drainage

Heating: Gas fired central heating (HIVE Smart controlled)

Listed: No

Tenure: Freehold

EPC : B

DIRECTIONS : From CREDITON: Head towards Exeter and once reaching the roundabout by the Tesco superstore, take the first exit and then first left into Tarka View.

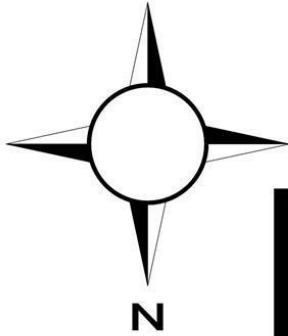
From Exeter: Head towards CREDITON and once reaching the roundabout by the CREDITON Tesco superstore, take the third exit and then first left into Tarka View.

What3Words: ///clinked.regaining.humble

COVID-19 SAFETY POLICY

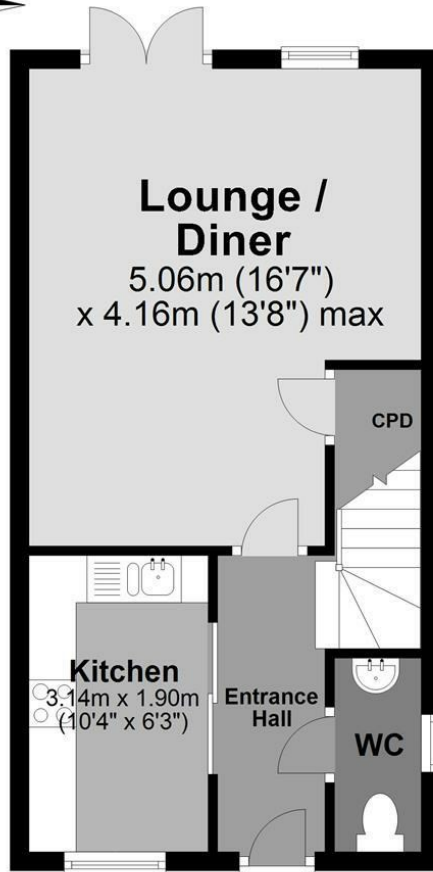
We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helves.com/staysafe

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



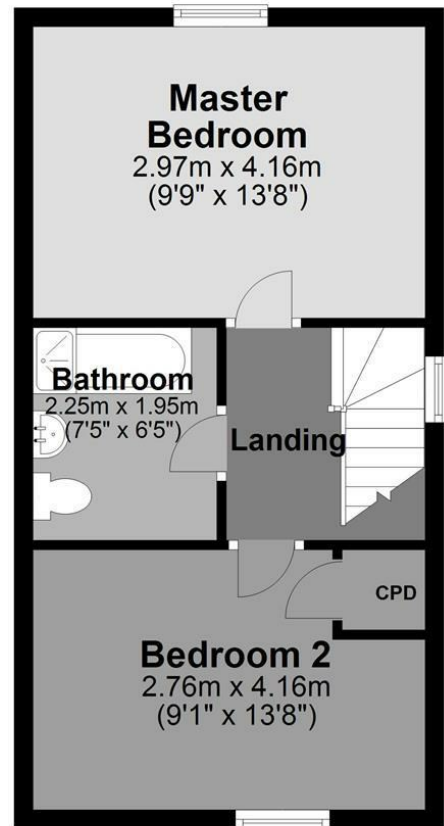
Ground Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 68.3 sq. metres (735.0 sq. feet)



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