



- Detached bungalow in level town position
- Fully renovated in 2012 & in first class condition
- Formerly three double bedrooms, now two double bedrooms
- Two reception areas and lovely kitchen
- Garage, parking & beautiful gardens
- Gas central heating & modern uPVC double glazing
- Being sold with no onward chain
- OPEN HOUSE 21ST AUGUST - Call to book your slot!



**Guide Price £350,000**

**HELMORES**  
SINCE 1699

**3 CREEDY ROAD**  
CREDITON EX17 1EW



This beautiful, detached bungalow is found in a level position, on a 'no through road', within walking distance of Morrisons, the leisure centre with swimming pool and football and rugby clubs, with bus transport links and the town square not far beyond.

The property and gardens have undergone a full renovation since 2012 and are found in superb order inside and out. There were previously three double bedrooms, but the accommodation includes two double bedrooms, the 2nd bedroom includes a built-in wardrobe and a handy airing cupboard, with the former 3rd bedroom now providing a great dining area with large opening through to the sizeable living room, complete with double doors to the garden, gas fire and surround.

The wonderful kitchen enjoys a pantry, Neff twin oven and a gas hob with door to the modern conservatory to the side. There is also a fully tiled shower room with double shower, WC, sink and heated towel rail. There is mains gas central heating via the 2012 fitted combi boiler and modern uPVC double glazed doors and windows throughout.

Outside: To the front is a landscaped garden setting it back from the quiet road, a re-laid brick paved driveway and a fully rebuilt garage complete with key fob roller door, light, power, water and a door and window to the rear garden.

The south-facing rear garden (approx. 20m x 10m) is superbly thought out and a lovely place to sit and enjoy the array of flower beds and borders, with a small lawn and attractive paving offering places to relax.

Viewings by appointment only please.

Please see the floorplan for room sizes.

Current Council Tax: D

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

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: From Exhibition Road (A3072) take the turning into Blagdon Close and bear right around the corner, taking the next left into Creedy Road & No. 3 is found on your left.

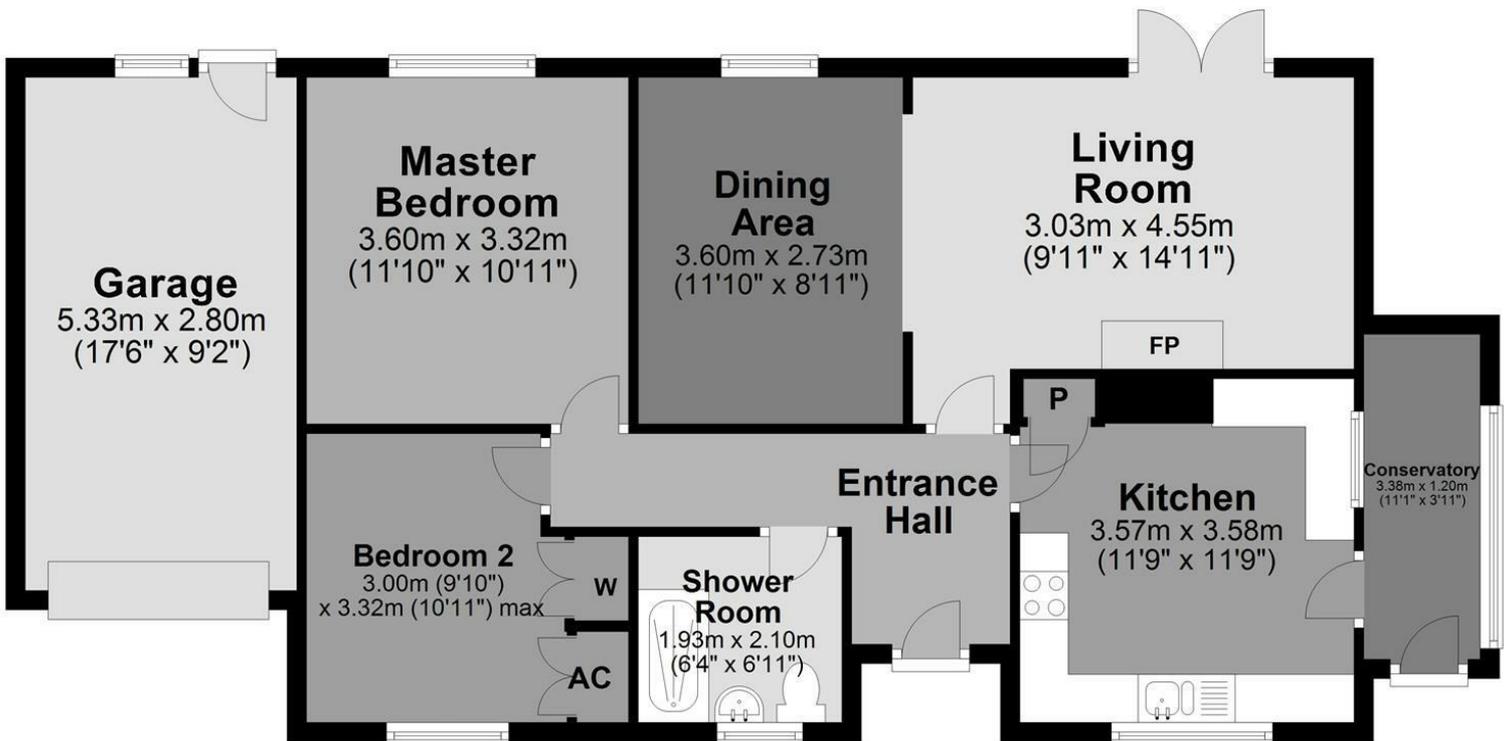
#### COVID-19 SAFETY POLICY

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](https://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. 75.8 sq. metres (815.6 sq. feet)



Total area: approx. 75.8 sq. metres (815.6 sq. feet)



111-112 High Street, Crediton  
 Devon, EX17 3LF  
[www.helses.com](http://www.helses.com)

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Floor plans and maps are not to scale and are for identification purposes only. Please telephone to check current opening hours before embarking on any journey to visit our office.



TO VIEW CALL 01363 777 999

[property@helmores.com](http://property@helmores.com)