



- **Nearly New Detached House on Popular Development**
- **Four bedrooms and en-suite to master**
- **Spacious living room and kitchen diner + utility**
- **Double garage, parking and large garden**
- **Solar PV panels and gas central heating**
- **Completed in 2018, remainder of 10 year warranty**
- **Upstairs bathroom and downstairs WC**
- **Improved garden with lawns and decked seating area**

Guide Price £499,950



HELMORES
SINCE 1699

10 TARKA WAY
Crediton EX17 3FG



This beautiful detached house is situated on the popular Devonshire Homes development, on the Exeter side of Crediton. Having only been completed in the Summer of 2018 it still has the benefit of the remainder of its 10 year warranty and we believe it enjoys the largest plot too!

The spacious accommodation reaches 122sqm / 1,321sqft and was finished to a high standard by the well-regarded builders. The house includes four bedrooms, with an en-suite and built-in wardrobes to the master bedroom, and a family bathroom with shower and screen over the bath.

Downstairs is naturally light and airy with a spacious triple aspect living room, including double doors to the rear garden. The kitchen diner is also a great size and again has the double doors to the rear, plus integrated appliances such as Neff twin ovens, an AEG 5 ring electric hob, extractor, dishwasher and fridge freezer, plus a breakfast bar and an adjoining utility room with additional sink and space for a washing machine and tumble dryer. The sizeable entrance hall with turning staircase also gives access to a downstairs cloakroom with WC. Running costs are kept down with Solar PV panels, uPVC double glazing and mains gas central heating, which includes underfloor heating throughout the ground floor.

Outside: To the front is a small garden setting it back from the road, with a large DETACHED DOUBLE GARAGE (6m x 5.92m) suitable for two cars, plus storage space, additional power points and two garage doors with electronic key fob controls.

The plot extends to 0.14 acres, some 40% larger than an average modern detached house. The current owners have improved the rear garden (21.7m x 12m) as it now offers a raised decked seating area with views, plus a spacious lawn and steps down to the paved area immediately behind the house, which extends around to the side.

Please see the floorplan for room sizes.

Current Council Tax: E

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating, underfloor heating to ground floor, radiators and heated towel rails on the first floor.

Listed: No

Tenure: Freehold

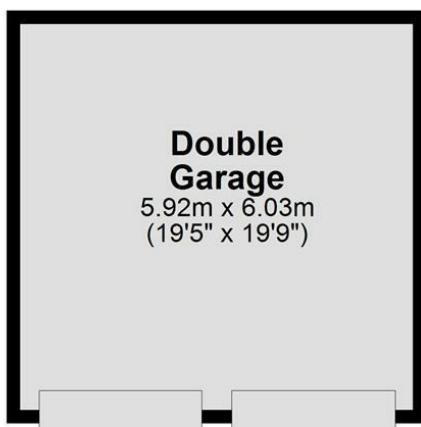
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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 Crediton High Street proceed towards Exeter on the A377, upon reaching the roundabout, take the first exit and then turn left into the Tarka Development, no.10 will be found along on your right, marked by a Helmore board.

What3Words: ///patio.garlic.removeable

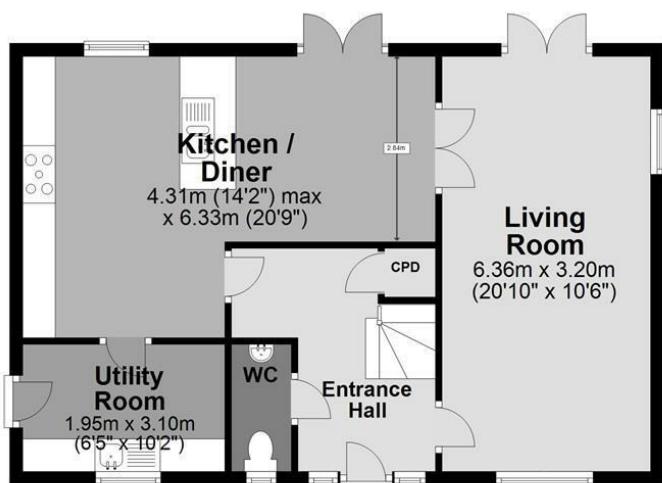
Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor

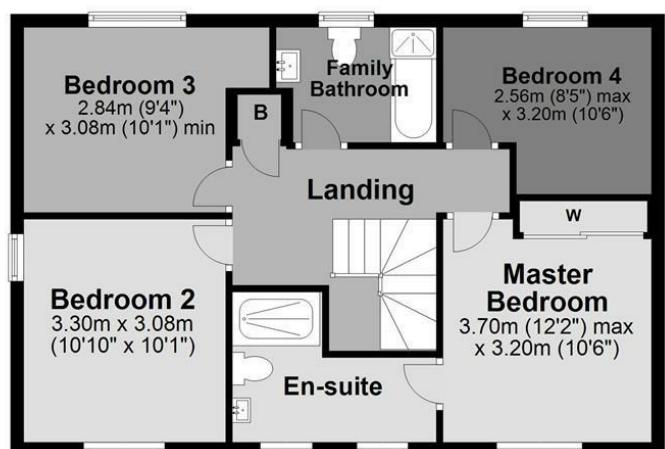
Approx. 61.2 sq. metres (659.3 sq. feet)



Total area: approx. 122.8 sq. metres (1321.7 sq. feet)

First Floor

Approx. 61.5 sq. metres (662.4 sq. feet)



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



TO VIEW CALL 01363 777 999

property@helmores.com