



33 Westernlea, Crediton, EX17 3JQ

Guide Price **£300,000**

HELMORES
SINCE 1699

33 Westernlea

Crediton

- Semi-detached bungalow
- Sought after location on town edge
- 2 bedrooms and good size living room
- 65' rear garden with brook
- Ample parking, garage and workshop
- Gas central heating and double glazing
- On a regular bus route

Built in the late 1980s, Westernlea has since been a popular location, being on the edge of the town for convenience but also, within minutes are miles of countryside walks. It's a mix of mainly 3 and 4 bedroom houses but occasionally, a bungalow comes available. This one is now being offered for sale by the very first occupants who have kept the property very well during their time here. The boiler and windows have been replaced so there's little for a new owner to have to do except personal choice.



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The bungalow occupies a good sized plot but the really important bit is how level the entire plot is. There is a lawned front garden, a long drive with enough parking for 3/4 vehicles and a garage with a workshop at the rear. The rear garden extends to over 20m (65 feet) and is also level, lawned and with planted beds, pathways and paved seating areas. There is a pond, greenhouse and shed and a wooden bridge allows access over the brook which runs along the back of the properties.

Internally, the entrance hall gives access to the kitchen and into the living/dining room which is a good size and overlooks the front. An inner hall is used to serve the 2 double bedrooms and the family bathroom. The property is very well kept throughout.



Please see the floorplan for room sizes.

Current Council Tax: C – Mid Devon 2022/23
£2001.73

Utilities: Mains electric, water, gas and telephone

Fastest broadband speed within this postcode: Up to 67Mbps (Rightmove)

Drainage: Mains drainage

Heating: Gas fired combi boiler

Listed: No

Tenure: Freehold

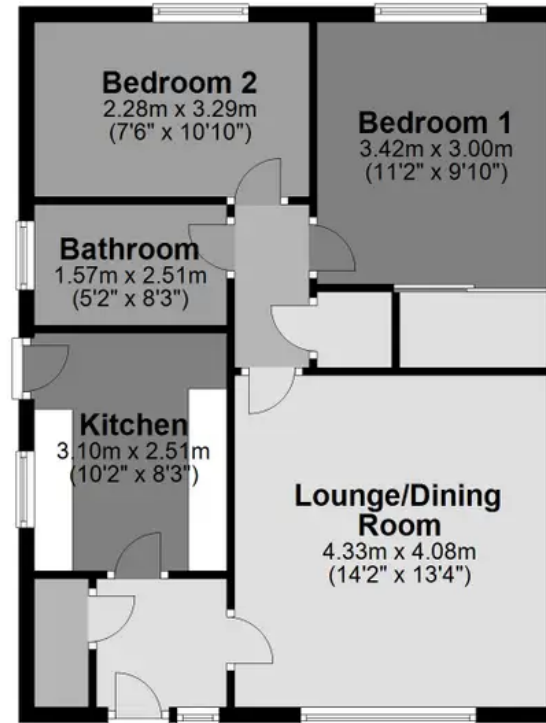
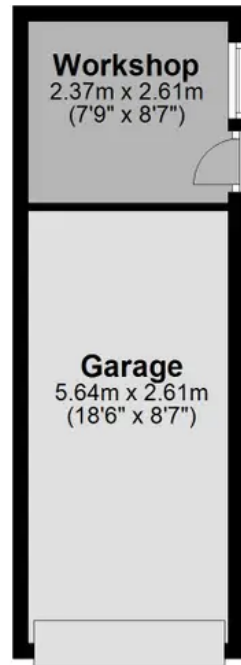
DIRECTIONS:

From Crediton High Street, proceed to The Green and at the lights, take a left into Landscore. Continue down over Westwood Hill and at the bottom, turn right into Westernlea. The property will be found just over half way up on the right.



Ground Floor

Approx. 80.2 sq. metres (862.7 sq. feet)



Total area: approx. 80.2 sq. metres (862.7 sq. feet)

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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

<https://helmores.com/>

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