



10 Orchard Close, Crediton, EX17 2FB

Offers Over £365,000

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SINCE 1699

10 Orchard Close

Crediton

- 'Like New' Modern Detached House
- Five Bedrooms & One En-Suite
- Accommodation of 108sqm / 1,165sqft
- Lovely kitchen with integrated appliances
- South-facing garden, driveway & garage
- Built in 2016 with remainder of warranty in place
- Solar PV panels, gas central heating & double glazing
- Views over the town & walking distance to Newcombes Park

This 2016 built detached house is found in a great position, with south-facing views back over the town and easy access down to Newcombes Park with The Town Square and Schooling not far beyond.

The spacious accommodation reaches 108sqm / 1,165sqft and includes five bedrooms, one served by an en-suite shower room, with the family bathroom with shower over the bath serving the other bedrooms. Please note there were previously 4 bedrooms and 2 en-suites and this could be reverted back if the new owners desired.



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Downstairs from the entrance hallway we have a downstairs cloakroom with WC, a lovely kitchen with integrated oven, hob & extractor, plus a dishwasher. To the rear is the large lounge diner with door to the garden and internal access to the garage. There are solar PV panels (owned outright), mains gas central heating and grey double glazed doors and windows throughout.

To the front is off-road parking on the driveway, a large single garage with light, power and plumbing providing a handy utility area. To the rear is an enclosed and level south-facing garden which is largely laid to lawn with a paved area immediately behind the house.

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



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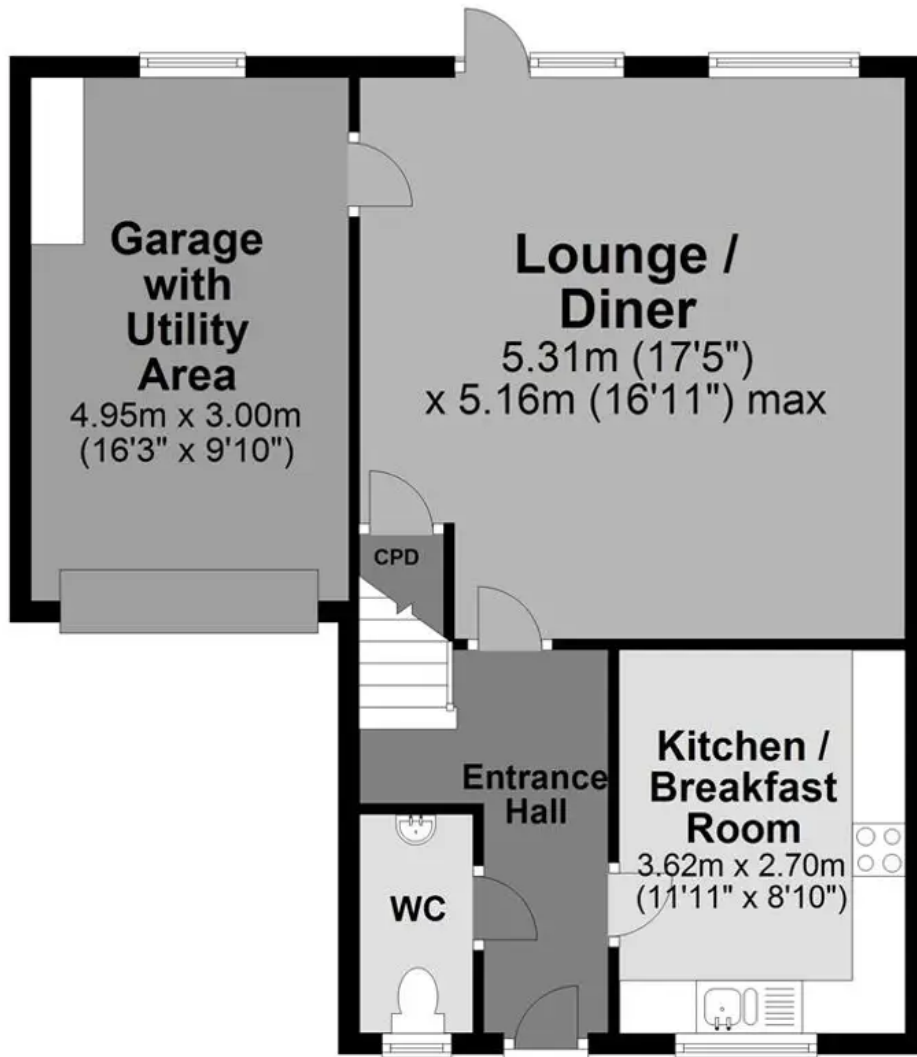
DIRECTIONS: From Crediton Town Square proceed along Parliament Street, passing the library and Newcombes Park on your left, at the junction turn left onto Newcombes and follow the road up to the top & 10 Orchard Close is the first house on your right.

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.



Ground Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.1 sq. feet)



Total area: approx. 108.5 sq. metres (1167.7 sq. feet)

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