



**90 Willow Walk, Crediton, EX17 1FE**

Guide Price **£275,000**

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# 90 Willow Walk

Crediton

- Town edge location
- Popular area with countryside walks nearby
- 3 bedroom and master ensuite
- Kitchen / dining room and opening onto garden
- Living room and ground floor WC
- Only 4 years old with remainder of warranty
- Level rear garden
- Driveway parking for 2

Not to be confused with the original Willow Walk development, this “new phase” was only built approx. 4 years ago and the properties are a mix of 2, 3 and 4 bedroom homes. It has the usual mod-cons with double glazing, gas central heating and the remainder of the 10 builders’ warranty. The wider development of Willow Walk is always popular with families - it’s a great sociable location and ideally situated on the edge of town with endless countryside walks (without walking on the main road) and amenities on hand with the leisure centre, supermarkets and schools all within easy reach.



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The layout is ideal for families with a sociable kitchen/diner which opens onto the level rear garden. The living room overlooks the front and there is also a ground floor WC off the hallway too. On the first floor, the master bedroom has an ensuite shower room and the further two bedrooms share the family bathroom facility which is a white suite with a bath.

Outside is off-road parking for 2 vehicles at the front. To the side of the house is a useful utility/store area, ideal for bins and recycling and the path continues to the rear garden. The rear garden is approx. 16m x 6m and fenced, it's level and somewhat a blank canvass with lawn and gravel for someone to get creative plus a useful timber garden shed.

Please see the floorplan for room sizes.

Council Tax: C (Mid Devon 2022/23 £2001.73)

Utilities: Mains water, electric, gas, telephone & broadband (up to 67mb)

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Tenure: Freehold



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**DIRECTIONS :** From Crediton High Street, head towards Exeter and as you pass the large parish church, bear left into East Street. At the end, turn left into Mill Street and bear left/straight on at the mini-roundabout and pass the rugby club on your left. Take the next right into Bramble Lane and at the bottom, turn left into Willow Walk. At the end of this road you will enter the newer part of Willow Walk. Follow the road around to the left and then right and the property will be found on the left.

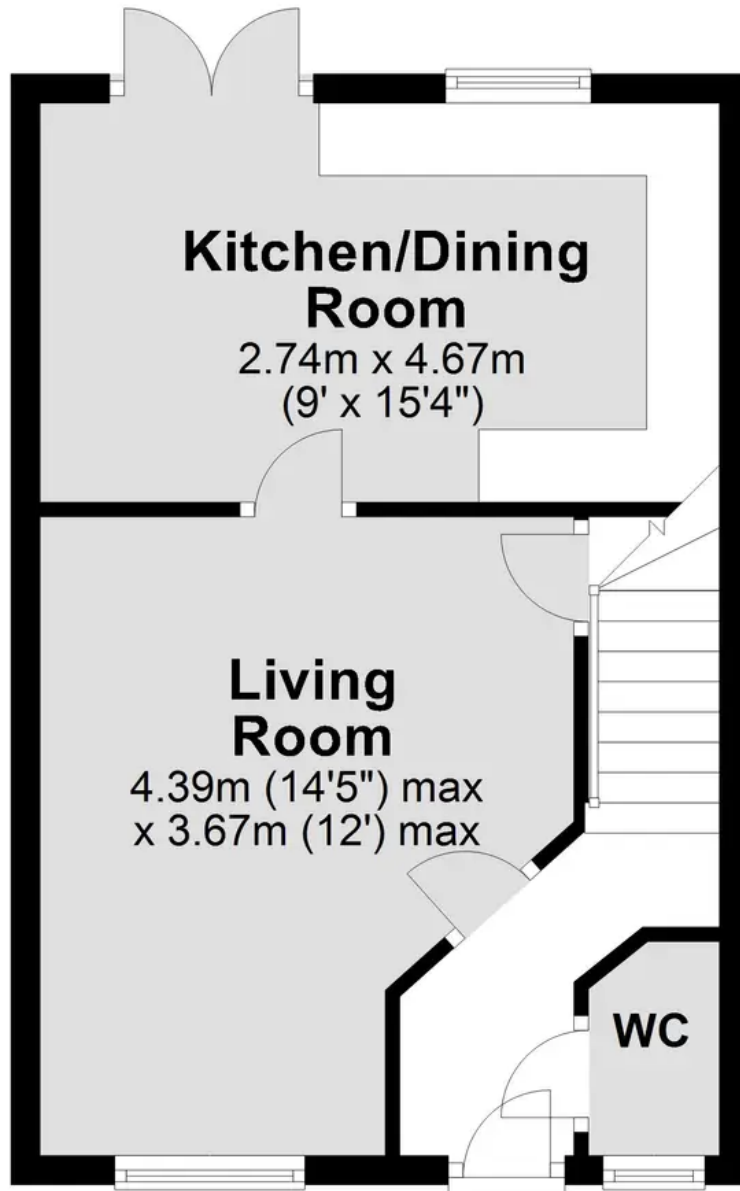
What3words [///gazes.coverings.spout](https://www.what3words.com/gazes.coverings.spout)

**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.



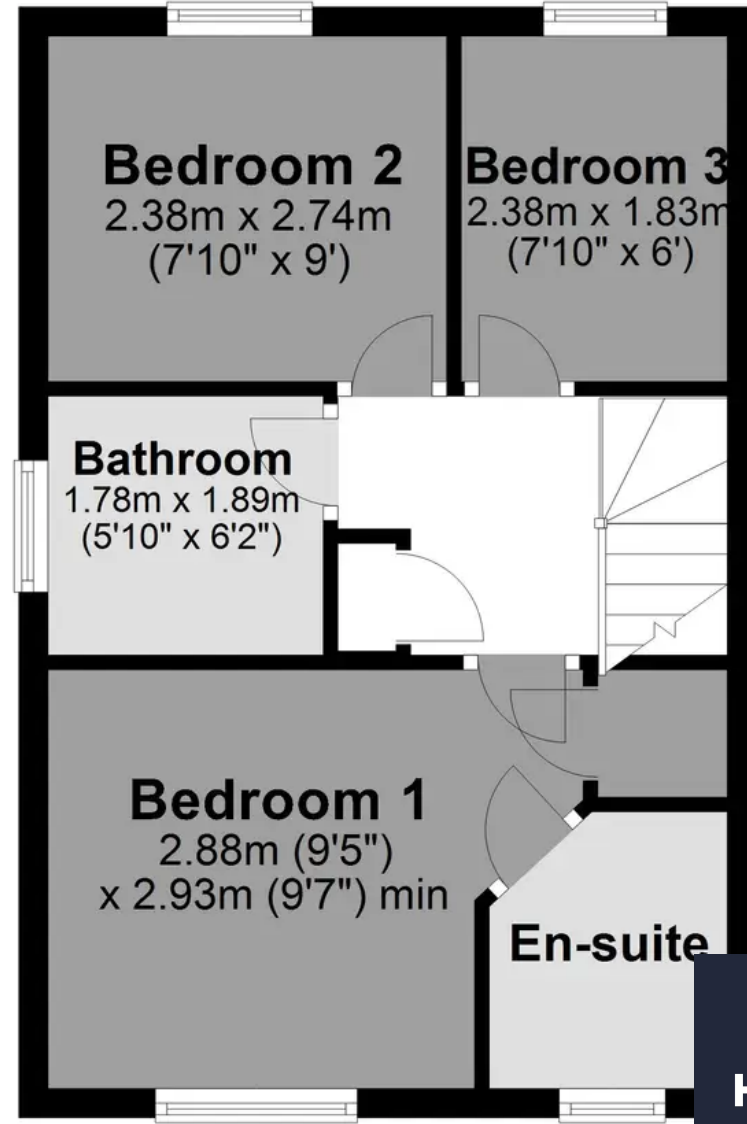
## Ground Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



## First Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



Total area: approx. 67.5 sq. metres (727.0 sq. feet)

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## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.