



31 Tarka Way, Crediton, EX17 3FF

Offers Over £250,000

HELMORES
SINCE 1699

31 Tarka Way

Crediton

- 2018 Built semi detached house
- Two double bedrooms
- South facing garden & wonderful views
- Off-road parking
- Lounge / diner and modern kitchen
- Downstairs WC & upstairs bathroom
- Gas central heating & uPVC double glazing
- Remainder of 10 year builders warranty

The Tarka View development of new freehold homes in Crediton has been built by the well-regarded Devonshire Homes, with the first properties being completed in 2018 and the final phase due to finished very shortly. It is ideally positioned on the Exeter (SE) side of the town with excellent transport on road and rail into Exeter centre, found just 7 miles away. This house is the Tavy Style and the current owner was the 1st to move in, back in 2018.



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It packs a high level of style into a well-designed home - the hallway gives access to the cloakroom with WC, stairs, kitchen with integrated oven, hob and extractor and a lounge diner with double doors to the garden and views beyond.

Upstairs there are two double bedrooms and a modern bathroom which has a shower and screen over the bath. As you would expect there is uPVC double glazing and mains gas central heating throughout, with Hive smart controls and filtered air ventilation system.

The reason the current owners opted for this plot was its south-facing rear garden enjoying the views immediately outside the double doors. Off-road parking is provided to the front too.



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Please see the floorplan for room sizes.

Utilities: Mains water, electric, gas, telephone & broadband
Fastest broadband speed within this postcode: Up to 67Mbps

Drainage: Mains drainage

Heating: Gas fired central heating (HIVE Smart controlled)

Listed: No

Tenure: Freehold

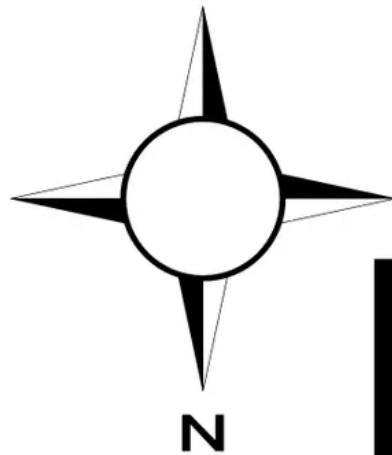
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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: Head towards Exeter and once reaching the roundabout by the Tesco superstore, take the first exit and then first left into Tarka View, No.31 is found along on your right.

From Exeter: Head towards Crediton and once reaching the roundabout by the Crediton Tesco superstore, take the third exit and then first left into Tarka View.

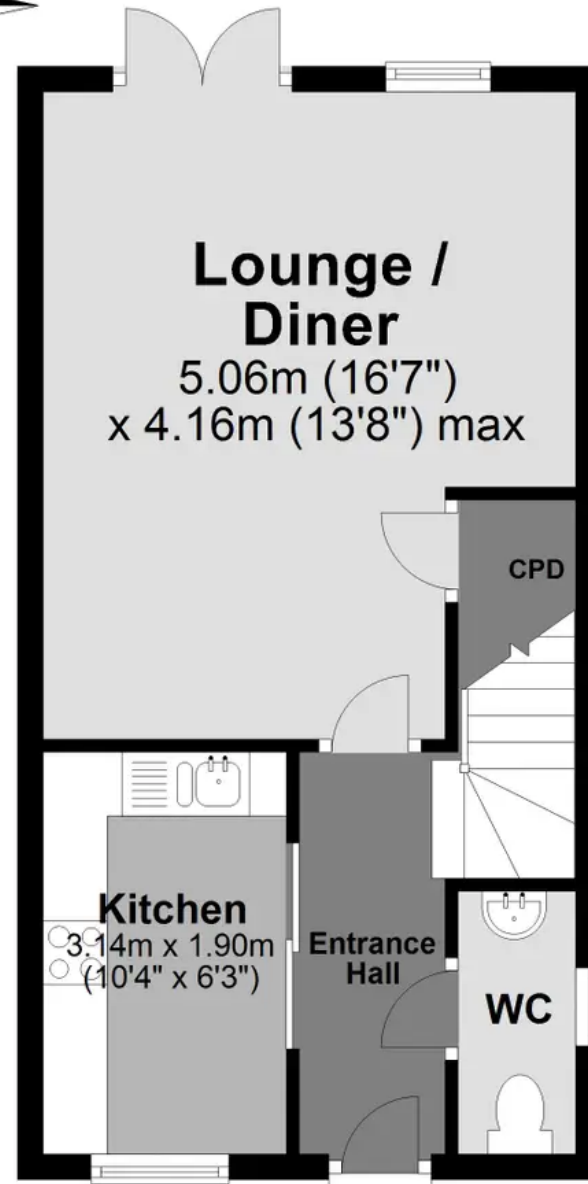
What3Words: [///firmer.rewrites.storyline](https://www.what3words.com////firmer.rewrites.storyline)





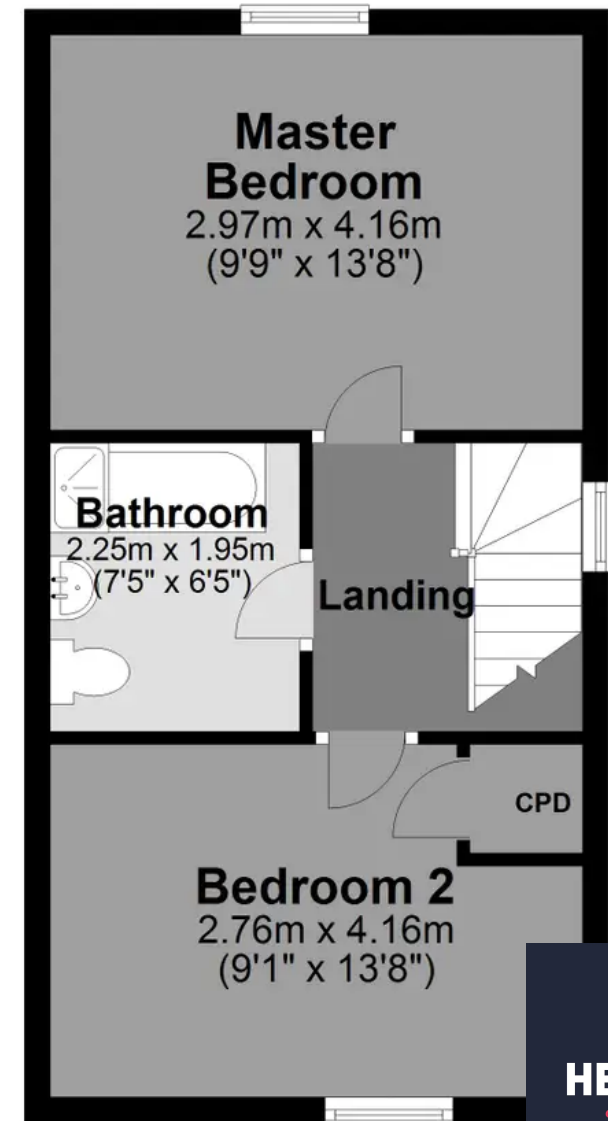
Ground Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 68.3 sq. metres (735.0 sq. feet)

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