



21 Beech Park, Crediton, EX17 1HW

Offers Over £420,000

HELMORES
SINCE 1699

21 Beech Park

Crediton

- Modern Detached House in Popular Location
- Four bedrooms, master with en-suite and dressing area
- Huge living room and conservatory
- Level rear garden, long driveway and double garage
- Kitchen with adjoining dining room and utility
- Owned solar PV panels
- Mains gas central heating and uPVC double glazing
- Upstairs bathroom and downstairs WC
- Being sold with no onward chain

Beech Park is a highly regarded development on the edge of Crediton, with rural walks to Shobrooke Park and Sandford on hand as well as the towns' amenities, schooling, sports teams and leisure centre with swimming pool – You can see why it's so sought after.



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The modern detached house reaches 131sqm / 1,415sqft of living accommodation, it offers four bedrooms, with the master enjoying a dressing area and en-suite shower room, the other bedrooms served by a white suite bathroom.

Downstairs is particularly spacious. Off the entrance porch is a large entrance hall with WC and storage cupboards. The dual-aspect living room is over 19ft in length and adjoins the large conservatory which looks out over the rear garden. The kitchen which includes an electric Aga, lies adjacent to the dining area, with scope to create an open-plan space and has a handy utility too. There are Solar PV Panels (owned), plus mains gas central heating and uPVC double glazed doors and windows – All keeping costs down and making for a comfortable and cosy home.

Outside: To the front is a long driveway leading to the double garage with double doors, light, power points, storage in the rafters and a door to the garden. The rear garden lies to the West for sun from late morning until the evening. It has been nicely levelled giving it a great amount of useable space for play or relaxation plus there is a front garden setting it back from the cul-de-sac.



The house is also being offered with the benefit of no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: E (£2,908pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

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: For Sat-Nav use EX17 1HW, the house is found on the corner of Beech Park and Walnut Drive.

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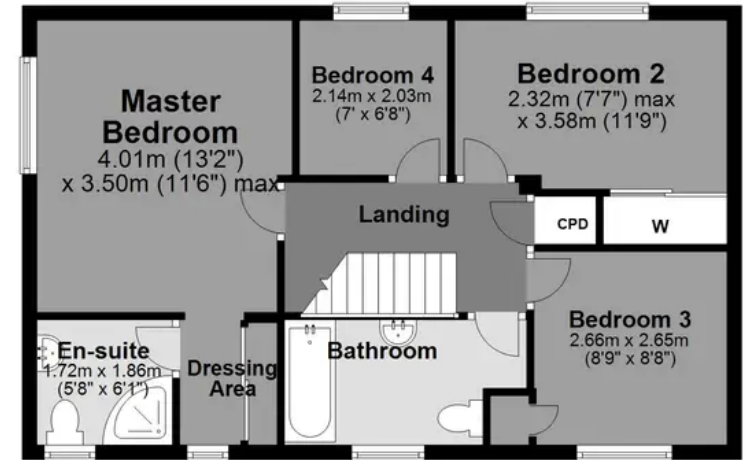
Ground Floor

Approx. 77.4 sq. metres (832.9 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 131.5 sq. metres (1415.6 sq. feet)

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