



16 Molyneux Drive, Crediton

Guide Price £335,000

HELMORES
SINCE 1699

16 Molyneux Drive

Crediton

- Nearly New (Late 2019) End-Terrace House
- Three bedrooms & en-suite to master
- Lovely appliance filled kitchen diner & living room
- Large integral garage with light & power
- Upgraded rear garden & off-road parking
- Close to Tesco and road/bus/train links to Exeter
- Gas central heating & uPVC double glazing
- Modern bathroom & WC
- Large cloakroom off the entrance hall
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As you step into this gorgeous home, you will be greeted with spacious entrance hall with parquet style flooring with a handy cloakroom & internal door to the garage. Proceeding up to the garden level we find the living room, it is perfect for unwinding after a long day, while the kitchen diner is ideal for hosting dinner parties or family gatherings. The kitchen features a range of modern appliances (largely AEG), including a twin-oven, electric hob, extractor fan, and dishwasher, making it a true delight for any chef. There's also a cloakroom with WC & a cupboard with power & plumbing for a washing machine.



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Upstairs, you will find three bedrooms, including a master bedroom with an en-suite shower room & built-in wardrobes. All rooms are beautifully decorated and offer plenty of space for relaxation and sleep. The modern family bathroom is also located upstairs, complete with a bath (shower & screen over), sink, heated towel rail and toilet. The large integral garage has light & power and is perfect for storing a car with enough space for storage or a workshop area. The upgraded & enclosed rear garden (9M X5.7M) provides an ideal spot for outdoor entertainment, initially it is paved with two decked seating areas with LED lights, plus a lawn, fence lighting & outside power, plus a side gate with steps down to the front where we find the off-road parking with an electric car charging point. Devonshire Homes: This property was built by the reputable Devonshire Homes in late 2019, they are a well-known and respected house builder in the Southwest. They are committed to delivering high-quality homes that are built to last. They have a reputation for using the best materials and employing skilled craftsmen to ensure that every home is finished to the highest standard. The owners have found an empty property to purchase, keeping the upper chain very short.

Please see the floorplan for room sizes.



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Current Council Tax: C (£2,115pa)
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

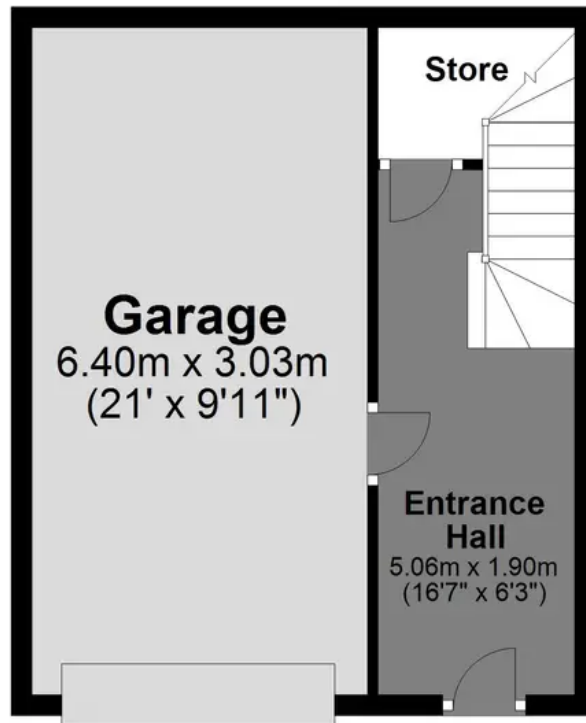
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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 3FH – From the A377 roundabout serving Tescos, turn up the hill & then turn left onto Tarka Way, turn left into Molyneux Drive, No.16 will be found along on your right.
What3Words: ///perkily.germinate.banter



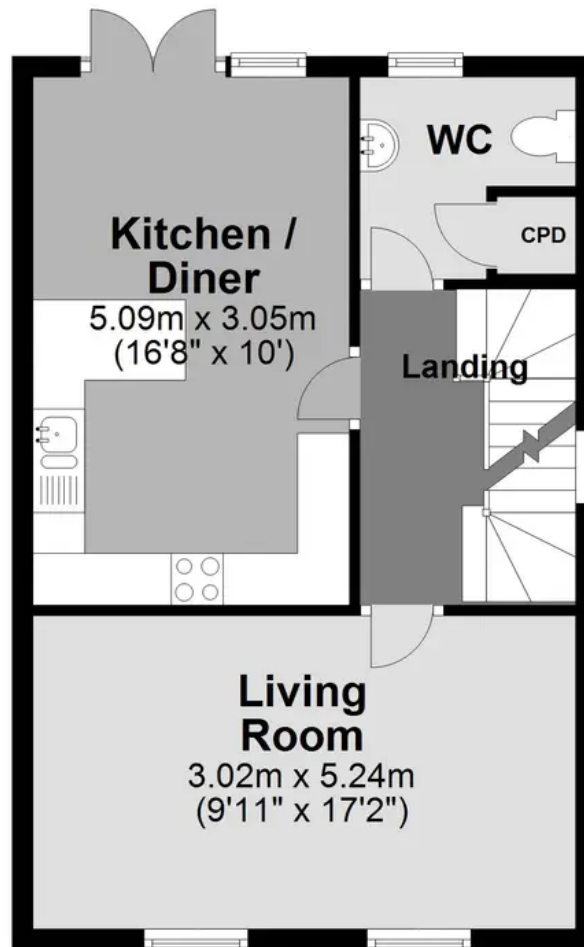
Parking Level

Approx. 13.8 sq. metres (148.6 sq. feet)



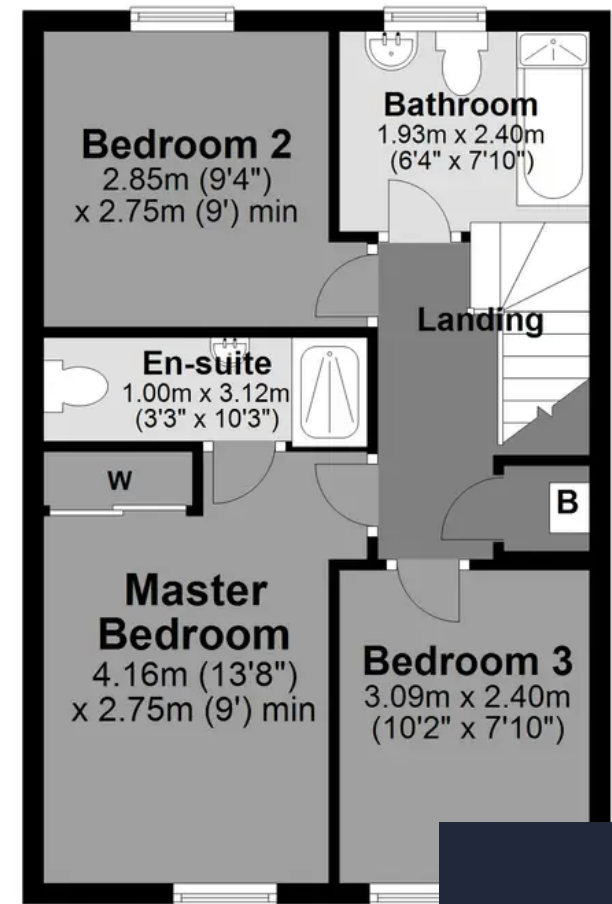
Garden Level

Approx. 42.9 sq. metres (461.4 sq. feet)



Second Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 100.0 sq. metres (1076.2 sq. feet)

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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.