



38 Bowden Hill, Crediton, EX17 3EJ

Guide Price **£325,000**

HELMORES
SINCE 1699

38 Bowden Hill

Crediton

- Spacious Semi-Detached House with View of Church
- Four bedrooms, en-suite & family bathroom
- 110sqm / 1,190sqft of accommodation
- Living room, dining room & sunroom
- Enclosed gardens, two long parking bays
- Large kitchen area, downstairs WC
- Wood-burning stove & Mains gas central heating
- uPVC double glazed windows
- Central location within Crediton
- Great access to schooling, bus stop & High Street



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This spacious semi-detached house offers stunning views of the church and boasts four bedrooms, an en-suite, and a family bathroom. With 110sqm / 1,190sqft of accommodation, this property is perfect for families seeking a comfortable and cosy home.

As you enter the property, you'll be greeted by a bright and welcoming living room, moving further into the house, you'll find a dining room with a wood-burning stove, creating a cosy atmosphere during the colder months and sunroom with double doors to the garden, both of which offer ample space for entertaining guests or enjoying some quiet time. The large kitchen area is perfect for preparing meals, and the downstairs WC has the boiler & space for a washing machine.

Upstairs, you'll find four well-proportioned bedrooms, including an en-suite and a family bathroom with a separate shower. Each bedroom has plenty of natural light, creating a warm and inviting atmosphere. The property also benefits from mains gas central heating and uPVC double glazed windows, ensuring a warm and energy-efficient home.

The enclosed gardens (circa 10m x 10m) offer the perfect space for outdoor entertaining, there are two main level areas, views of the church & a good sized shed too. There are two long parking bays, one with gates to extend the parking area for a camper & the other having a log-store.



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Located centrally within Crediton, this property offers great access to schooling, the bus stop, and the High Street, making it an ideal location for families.

Please see the floorplan for room sizes.

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.

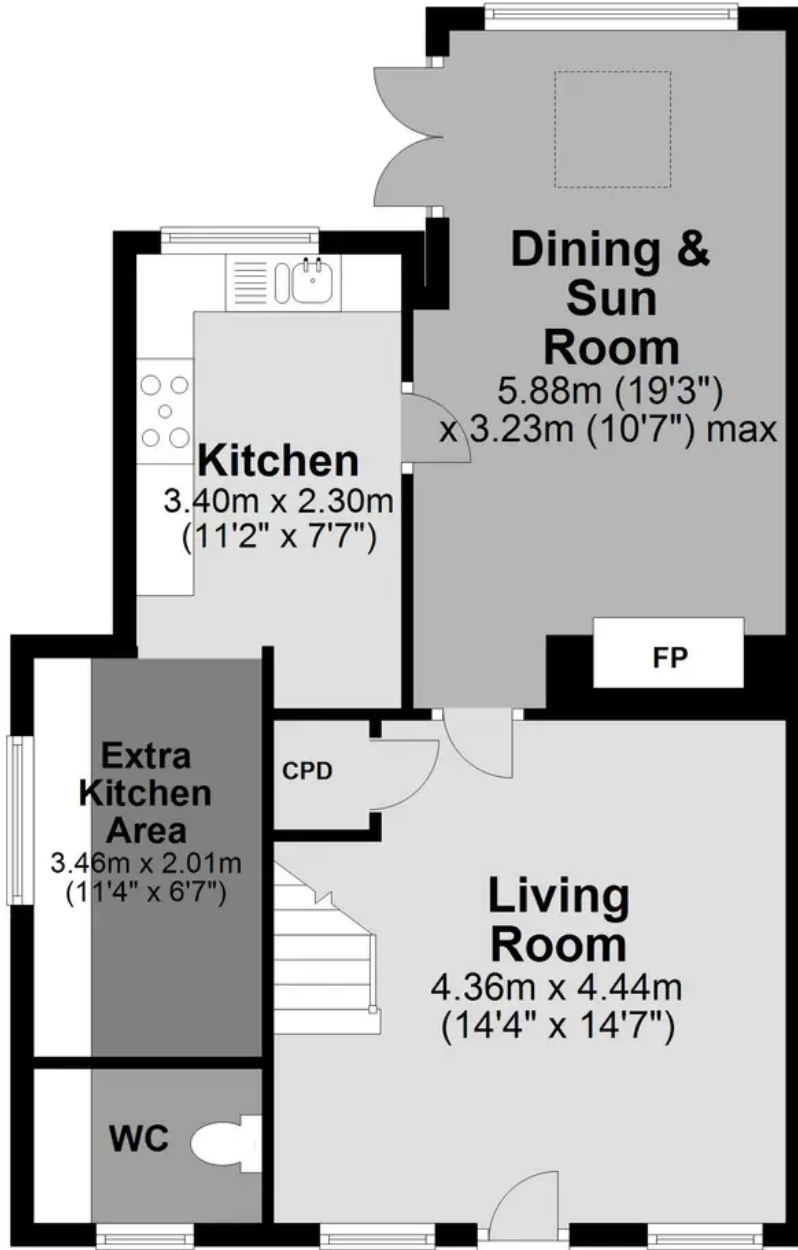
DIRECTIONS: From Helmores, High Street, Crediton – Proceed down the town, as you approach The Holy Cross Church, turn right onto Bowden Hill & No.38 will be found on your right.

What3Words: ///marbles.tissue.pony



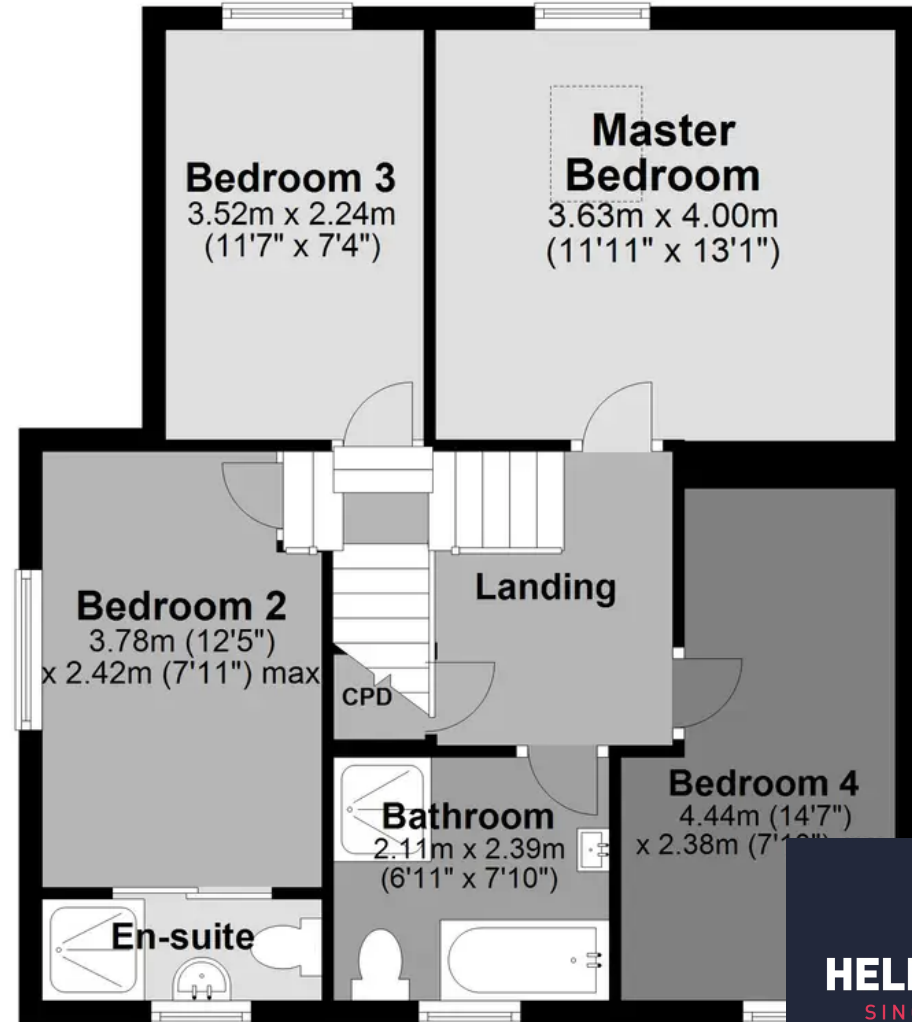
Ground Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.5 sq. feet)



Total area: approx. 110.6 sq. metres (1190.2 sq. feet)

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Helmores

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