



77 Tarka Way, Crediton, EX17 3FF

Guide Price £335,000

HELMORES
SINCE 1699

77 Tarka Way

Crediton

- Nearly new (late 2020) end-terrace house
- Superbly presented accommodation of 1,048 sqft
- Three bedrooms & en-suite to master
- Kitchen diner with appliances & living room
- Much improved & lovely rear garden
- Integral garage & off-road parking
- Close to Tesco and road/bus/train links to Exeter
- Gas central heating & uPVC double glazing
- Modern bathroom & WC

Welcome to 77 Tarka Way, a nearly new end-terrace house situated on the Exeter side of Crediton. With its convenient location close to Tesco and excellent road, bus, and train links into the city, everything you need is within easy reach.



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This stylish home, built in late 2020, offers contemporary living with three bedrooms and an en-suite to the master. The well-designed kitchen diner comes with AEG appliances, providing the perfect space for family meals, while the living room offers far reaching countryside views and a cosy retreat for relaxation.

With gas central heating and uPVC double glazing, you can enjoy warmth and energy efficiency throughout the year. The property also features a modern bathroom with shower and screen over the bath and an additional WC for convenience, with a handy cupboard for a washing machine.

Step outside into the much-improved, sunny rear garden (7m x 10.5m (narrowing to 7.5m)), where you'll find a delightful space to unwind and entertain, with the patio immediately off the double doors in the dining area, a lawn and a further stone chipped & composite decked seating area to the back. The large integral garage (light & power) and off-road parking add to the practicality of this home.

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



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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.

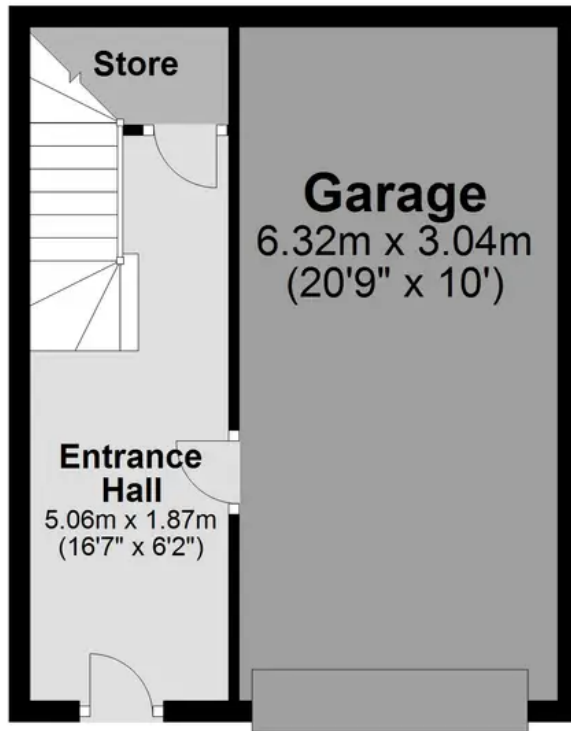
DIRECTIONS For Sat-Nav use EX17 3FF – From the A377 roundabout serving Tescos, turn up the hill & then turn left onto Tarka Way, then left onto Molyneux Drive, as you reach the bottom branch off right & No. 77 will be found along on your right.

What3Words: ///custodial.edits.parsnips



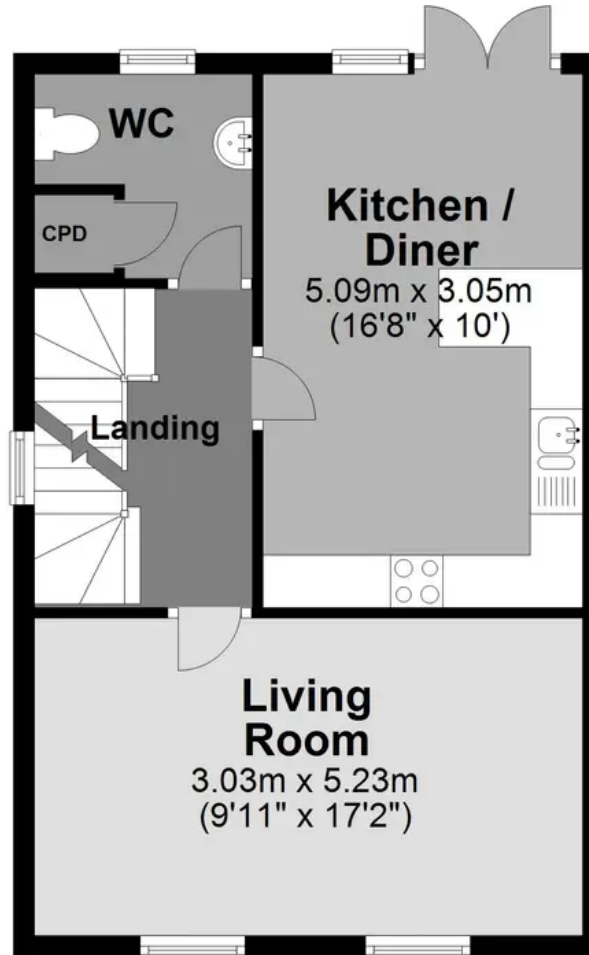
Parking Level

Approx. 11.2 sq. metres (120.2 sq. feet)



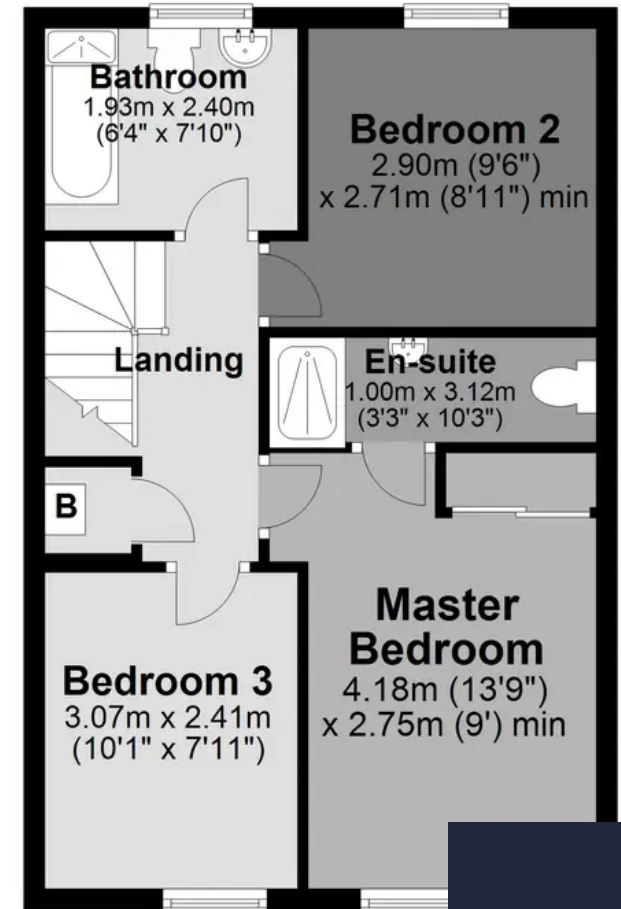
Garden Level

Approx. 42.9 sq. metres (461.7 sq. feet)



Second Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



Total area: approx. 97.4 sq. metres (1048.2 sq. feet)

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