



Broadclose Western Road, Crediton, EX17 3NF

Guide Price £280,000

HELMORES
SINCE 1699

Broadclose, Western Road

Crediton

- Superb 4 bedroom semi-detached house
- Town location with level access to High Street
- One to see to appreciate the space on offer
- 3 reception rooms
- Kitchen and utility room
- Plenty of storage
- Rear garden with lawn and patio
- Off-road parking space
- No onward chain

Situated on the Western side of Crediton with level access to the High Street, this substantial semi-detached house is spread over 3 floors and offers very spacious accommodation for a house in this price range.





The ground floor enjoys great a sized living room and a study/garden room off the large dining room, plus a half staircase then leading to the kitchen which has access to the rear and cloakroom with WC. The first floor has three bedrooms, a white suite family bathroom with P-shaped bath and shower over, plus a staircase leading to the master bedroom which has been created in the loft space with its own dressing/study area & built-in wardrobes. The property benefits from mains gas central heating and uPVC double glazing.

To the rear is the enclosed garden which is largely laid to lawn, plus an area of decked seating area immediately outside the study/garden room and an off-road parking space to the side.

Agents' note: For viewings, it's best to park on the opposite side of the road or in Broadclose.

Please see the floorplan for room sizes.



Current Council Tax: B

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

Fastest broadband speed within this postcode: Up to

63Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

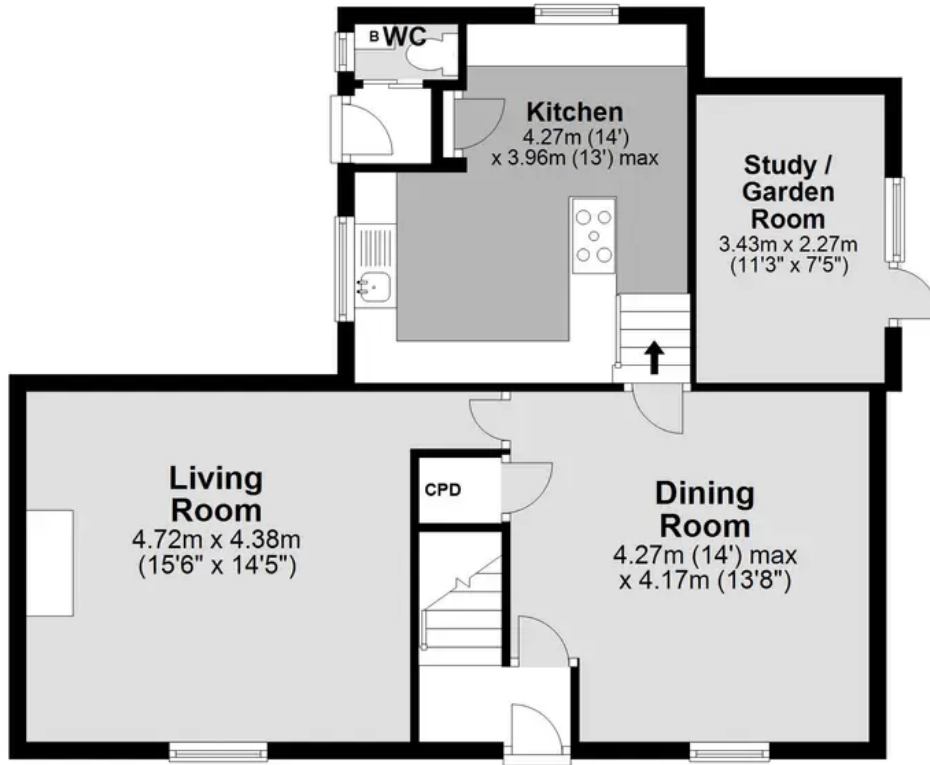
DIRECTIONS: From Crediton High Street head in a westerly direction and stay on the main road at The Green and through the traffic lights. You'll pass Queen Elizabeth's school on your right and the house will be found on your right hand side, after the school.

what3words: ///snapper.merge.partyed

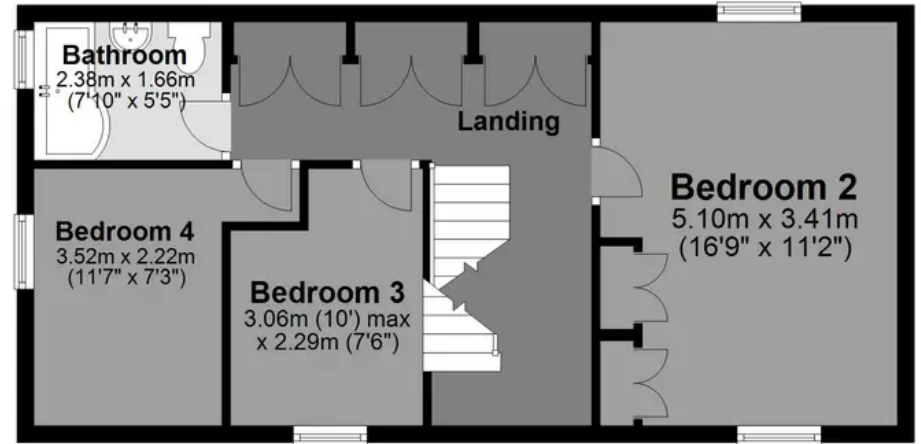
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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.



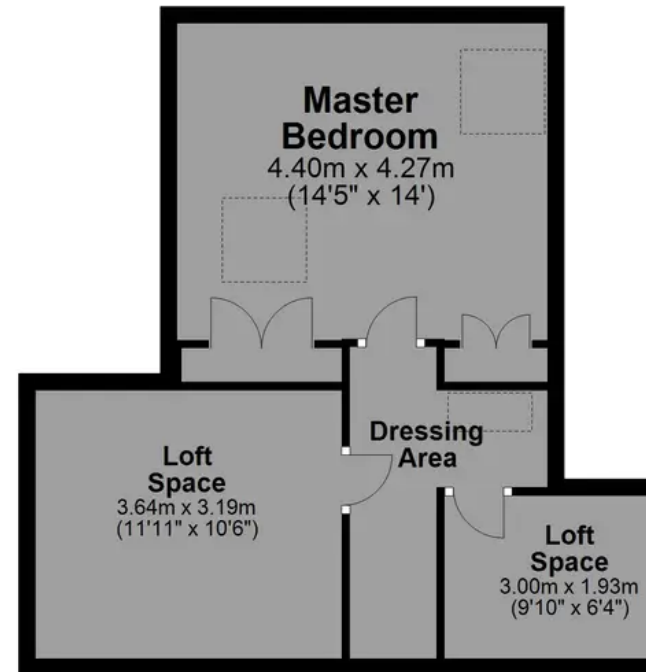
Ground Floor



First Floor



Second Floor





Helmores

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