



5 Okefield Avenue, Crediton

Guide Price £350,000

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5 Okefield Avenue

Crediton

- A detached 2 bedroom bungalow
- Wonderful town position
- In need of some cosmetic updating
- Potential to extend into loft (partially converted)
- Parking, garage and workshop
- 2 vehicular entrances
- Large rear garden
- Central heating and double glazing
- No chain

It is understood that this was one of the very first properties to have been built as part of the wider Okefield development. Having been owned from new, this is the first time the bungalow has been on the open market and is offering a wonderful opportunity to create a lovely home in one of the most favoured locations in the town. The property has been well looked after and has mains gas central heating and uPVC double glazing but would benefit from cosmetic improvement throughout. It lends itself to either a straight forward update or there is plenty of space to increase the floor area by going up or out (see later).

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Internally, the front door leads into a central corridor with a dual aspect living room, a kitchen/breakfast room, 2 bedrooms and a bathroom which does provide ample space for a single person or couple. However, for those looking for more space, there are options in the roof. The original build incorporated a cut roof providing plenty of room up in the loft. Although currently accessed via temporary steps, there are two rooms up there, both with windows and used as storage/hobby rooms by the previous occupants. Subject to the necessary permissions, this provides an affordable way to increase the space on offer. In addition, with the size of the plot, many may choose to explore the idea of extending to the rear too which could open the bungalow up at the rear and provide superb access to the rear garden. The location and garden certainly justify further development here.

The property sits on a level plot with a pretty front walled garden setting it back from the quiet road.

There is off-road parking which leads to the garage plus a secondary driveway comes into the rear garden via an access on Fairfield Road. The garage is linked to the bungalow and provides excellent additional space, plus there are also stores and a workshop to the rear of the garage. The rear garden is bordered by a beautiful original brick wall, fencing and a large hedge (which, if removed, would allow even more garden to be utilized). There are productive veg/fruit beds too and the remainder is lawned and somewhat a blank canvass.

The property is being sold with no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: D (Mid Devon 2023/24 - £2379.96)

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

Fastest broadband speed within this postcode: Up to 67 Mbps (USwitch)

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

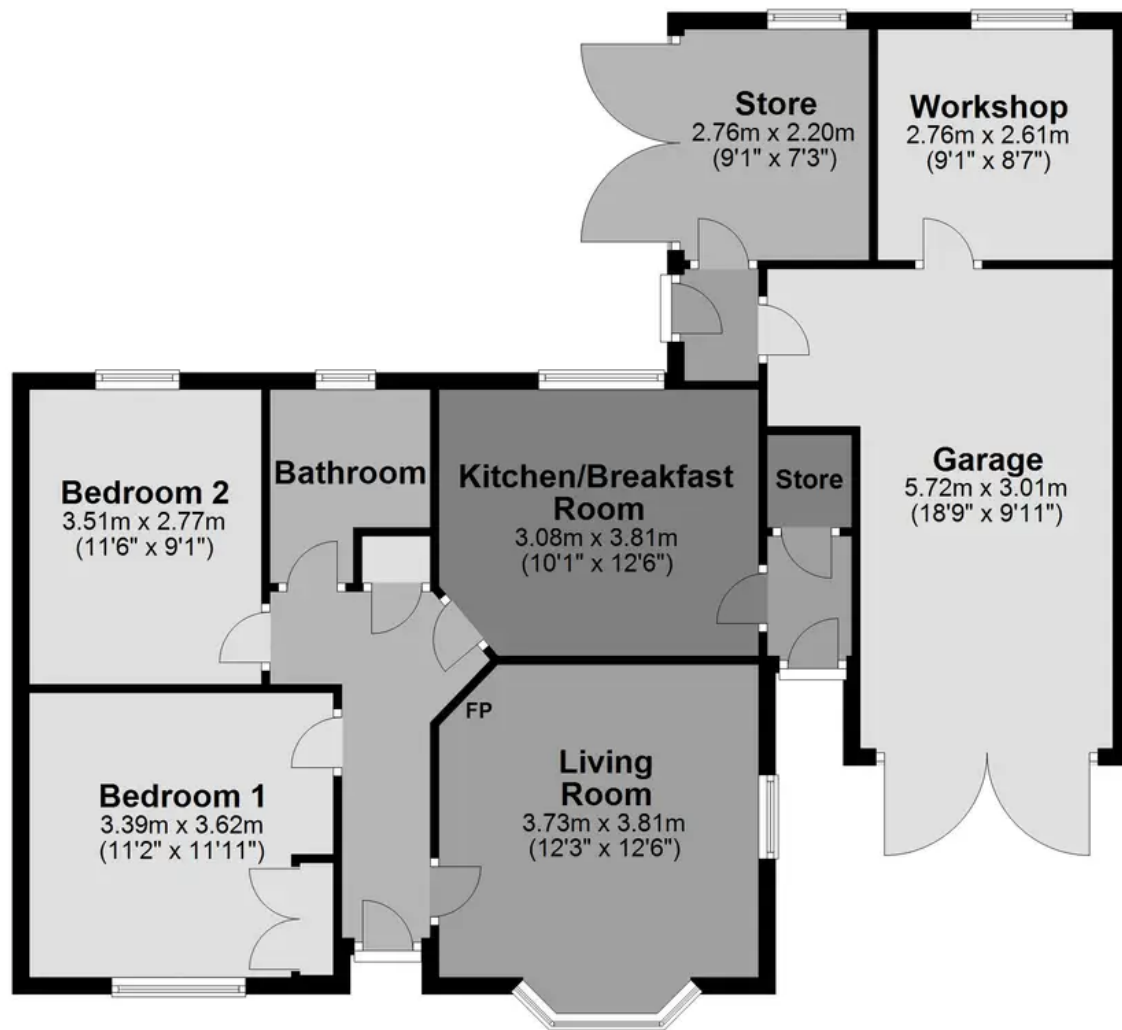
DIRECTIONS: From Crediton High Street, turn into Searle Street and at the top take a left onto Peoples Park. Follow the road beside the park and at the end, turn right into Alexandra Road. Then take the second right into Okefield Avenue and the property will be found on the left just after the junction with Fairfield Road.

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.



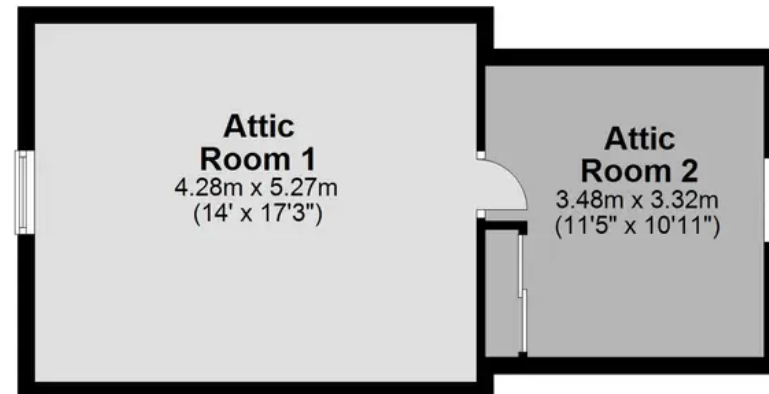
Ground Floor

Approx. 99.8 sq. metres (1074.2 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



Total area: approx. 134.2 sq. metres (1444.6 sq. feet)

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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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