



1 Westernlea, Crediton, EX17 3JQ

Guide Price £300,000

HELMORES
SINCE 1699

1 Westernlea

Crediton

- Detached house in popular town edge location
- Three bedrooms with fantastic scope to extend
- Living room, dining room, adjoining kitchen
- Off road parking, garage plus garden to the front
- Large, level lawned garden to rear
- Gas central heating & uPVC double glazing
- Being sold with no onward chain

This lovely detached house is situated at the end of this popular development found on the western edge of Crediton, with bus transport links within the road, great access for schooling and numerous rural walks close to hand – It's no wonder this location is so sought after.

The accommodation includes three bedrooms, served by a bathroom. A number of similar houses have extended above the garage to gain a 4th bedroom with en-suite, so this is possible here too, subject to permissions.



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Downstairs we have a spacious living room with a large window and an arched opening into the dining room. The kitchen adjoins making it possible to create an open-plan kitchen/diner if the next owner wishes. There is an integrated oven, hob and an extractor fan, and space for an undercounter fridge. There is scope and space to add a utility room if desired plus ample space to extend to the rear if desired. There is mains gas central heating throughout and uPVC double glazing throughout.



Outside: To the rear is a large enclosed garden which is level and lawned and a real sun trap. There are two sheds and a patio area and access to the garage.

The rear garden can be accessed from both sides of the house although currently one access is fenced rather than gated but this can be easily reverted. To the front there are two areas of lawn plus the driveway which provides parking for 2-3 cars. There is ample scope here to create further parking if desired. The garage has light, power, plumbing for washing machine and rear door and window - plus eaves storage space - Again there is scope to create additional living space here if desired subject to permissions.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,173pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

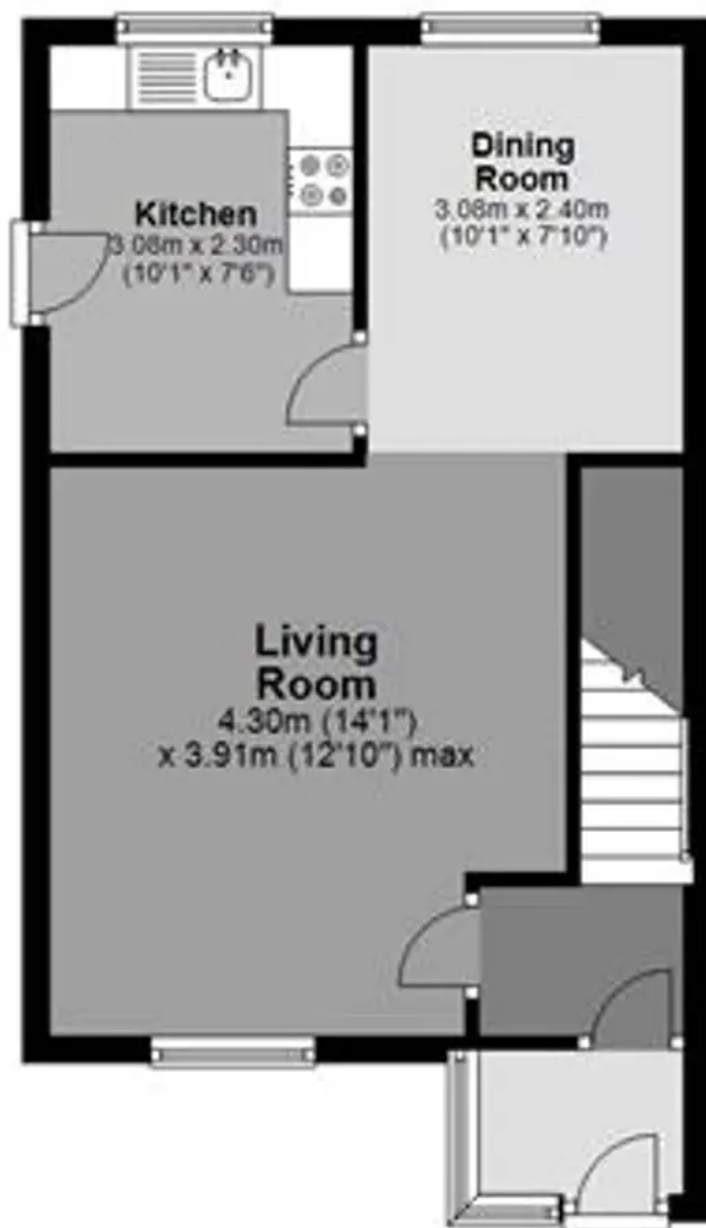
DIRECTIONS: For Sat-Nav use EX17 3JQ - No. 1 is found at the end of Westernlea, marked by a Helmores Board.

What3Words: ///push.centuries.regrowth



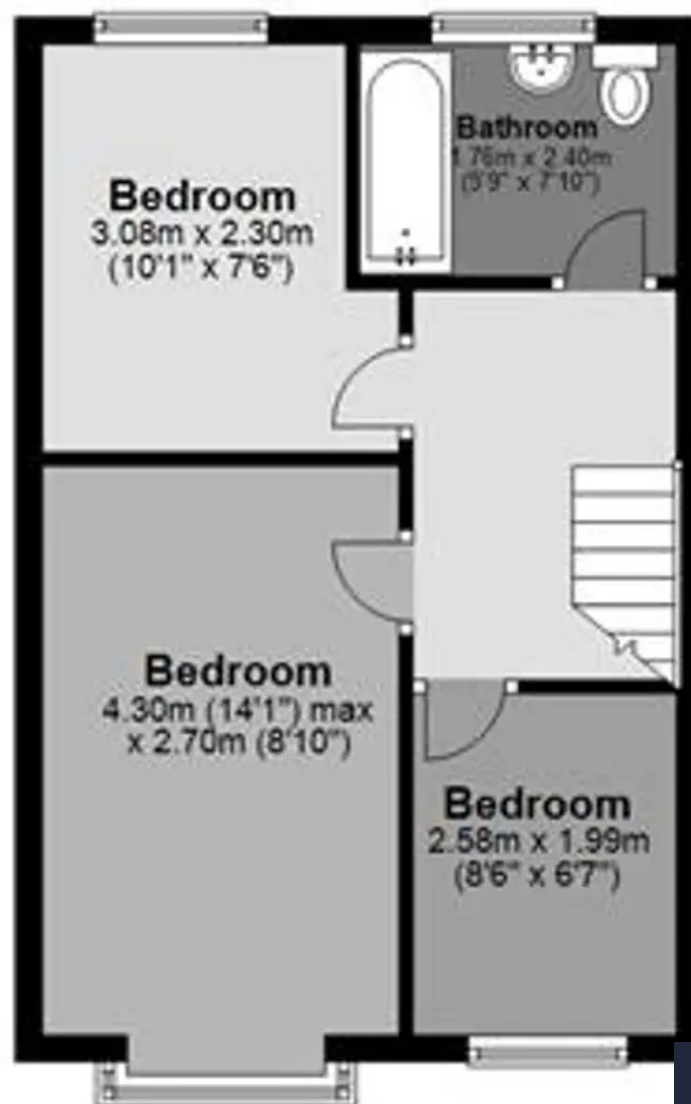
Ground Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 73.9 sq. metres (794.9 sq. feet)

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