



18 Victoria Crescent, Crediton, EX17 1DZ

Guide Price £295,000

HELMORES
SINCE 1699

18 Victoria Crescent

Crediton

- Gorgeous Semi-Detached Bungalow
- Fantastic views from the rear back over the town
- Two double bedrooms and modern shower room
- Large lounge diner and a nice kitchen
- Mains gas central heating and uPVC double glazing
- Superb south-facing garden of 27m x 14m
- Composite decked balcony with views
- Long driveway for 3 cars and a garage
- Being sold with no onward chain

Welcome to 18 Victoria Crescent, Crediton, a delightful semi-detached bungalow that exudes charm and offers a comfortable lifestyle. This gorgeous home boasts stunning views from the rear, providing a picturesque vista back over the town.

Step inside and you'll find a generous, welcoming entrance porch with a handy cupboard for coats and shoes. The living space is set on one level and offers a seamless flow as you move through the various rooms. It benefits from cleverly designed sociable living spaces that maximise on both space and convenience. Off the porch is the spacious lounge diner, which is perfect for relaxing and entertaining alike with space for the whole family to enjoy time together, and natural light floods in from the large window. The kitchen has an integrated dishwasher and ample space for a cooker, fridge





freezer and washing machine. There are two double bedrooms, one is slightly larger than the other but both have enough space for all your furnishings. The second bedroom benefits from the large sliding doors providing direct access to the garden. The naturally lit modernised shower room is positioned centrally in the property, and conveniently placed for both owners and guests alike.

With your comfort in mind, this property features mains gas central heating and uPVC double glazing, ensuring a cosy and energy-efficient home all year round.

Prepare to be captivated by the superb south-facing garden, which measures an impressive 27m x 14m. Imagine spending sunny afternoons in this tranquil oasis, enjoying outdoor activities, gardening, or simply basking in the sun. There are two areas of lawn with an array of mature flower beds and borders, with a stone chipped area to the bottom and a paved area to one side. Enjoy laughter and conversation with your guests sat on your balcony and why not take your meal outside for some al fresco dining. A greenhouse and garden shed are also in place.

Parking will never be a concern with the long driveway accommodating up to three cars, spanning 14.5m, and a garage with light, power and a electric up and over door providing additional storage space. There is also a pretty front garden setting it back from the quiet road.

With the added bonus of being sold with no onward chain, this is an opportunity not to be missed. Don't wait to make this charming bungalow your own and enjoy the idyllic lifestyle it offers.



For more information or to arrange a viewing, contact us today. This could be the perfect place to call home!

Please see the floorplan for room sizes.

Current Council Tax: C (£2,115pa)

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

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.

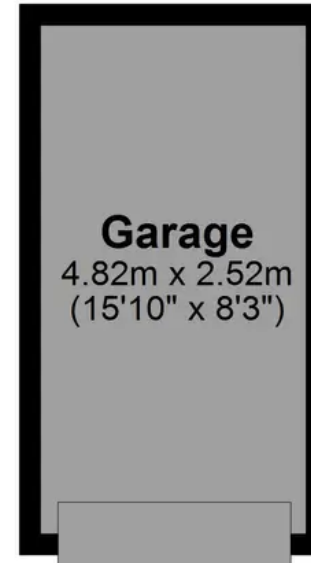
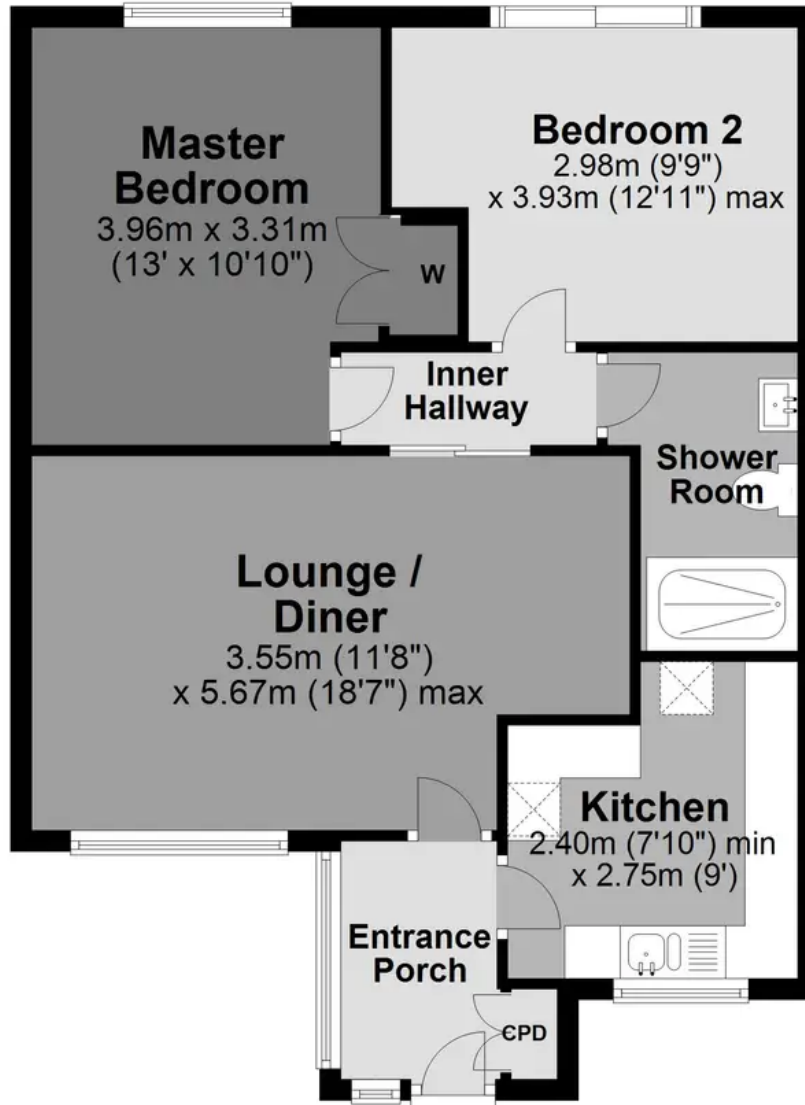
DIRECTIONS: For Sa-Nav use EX17 1DZ and No.18 is found on lower/south side of the road.

What3Words: ///cleanser.dove.history



Ground Floor

Approx. 62.7 sq. metres (675.4 sq. feet)



Total area: approx. 62.7 sq. metres (675.4 sq. feet)

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.