



5 Albert Close, Crediton, EX17 2BU

Guide Price £299,995

HELMORES
SINCE 1699

5 Albert Close

Crediton

- 3 bedroom town property
- Master ensuite
- Quiet cul-de-sac location
- Easy and level walk to town
- Beautifully presented
- Up to date kitchen and bathrooms
- Level, easy to maintain gardens
- Off-road parking for 2 vehicles
- No chain

Even those who know Crediton well may struggle to picture where Albert Close is. Located at the end of Albert Road towards the bottom of Deep Lane, it's a great town location with a relatively level walk into town and being a cul-de-sac, it's quiet with no passing traffic. Built in 2008, the properties are a mix of 3 and 4 bedroom houses and coach houses and in a mews style around the central access road. Perfect for the town and it's amenities and being modern and brick faced, there's little maintenance or upkeep to be concerned with.



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This particular house is adjoined on both sides (just by a corner on one side) so it's technically a terraced property but not in the traditional sense as the houses are all stepped and it certainly feels more like a semi-detached home. The property has been upgraded since it was built, notably the limestone flooring, modern kitchen with polished granite tops and fitted wardrobes making a difference. There's also solar panels to the roof which further reduce the running costs on this already efficient home. Naturally there's mains gas central heating and uPVC double glazing.

The layout provides an entrance hall with WC, a kitchen/breakfast room with ample storage, polished granite worktops with an inset Belfast sink and the limestone flooring. The living/dining room runs along the back of the house with double doors to outside and a wall mounted Smeg electric fire (optional). On the first floor are 3 bedrooms, the master bedroom having an ensuite shower room and built in wardrobe and then two further bedrooms and a family bathroom. The whole house is beautifully presented and in great condition.

Outside there is off-road parking for 2 vehicles at the front and a planted raised bed. There's a level rear garden (approx. 7.5m x 6.5m) with paved patio, artificial grass (could be removed by a new owner) and is secure with timber fencing. There's a pedestrian access route and gate to the rear too to allow garden access without coming through the house.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2115.53

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

Broadband within this postcode: Superfast Enabled



Drainage: Mains drainage

Heating: Mains gas fired 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

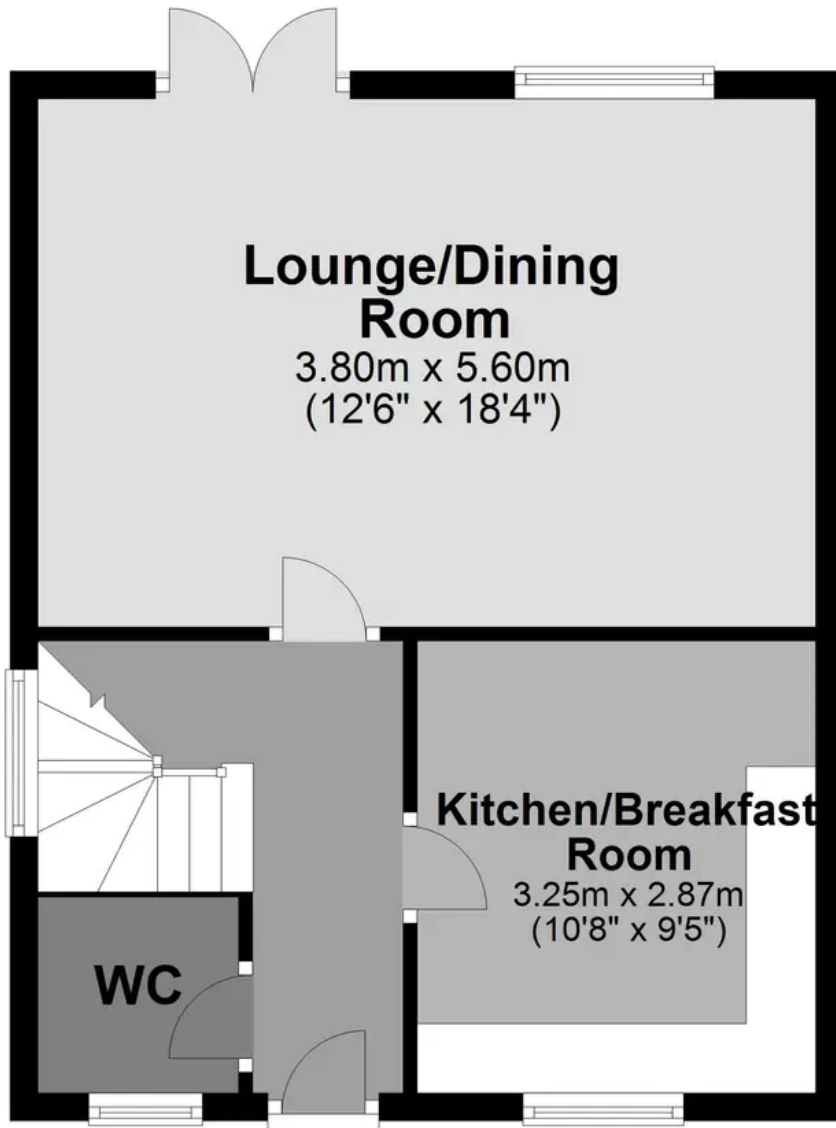
For sat-nav use EX17 6BU and the What3Words address is [///obligated.umbrella.first](https://www.what3words.com/obligated.umbrella.first) but if you want the traditional directions, please read on.

From the High Street turn into Market Street and into the town square. Continue onto Parliament Street and pass The Three Little Pigs and out of the square, taking the next left into Deep Lane (opposite the library) and then first right into Albert Road. Take the next right into Albert Close and the property will be found on the left.



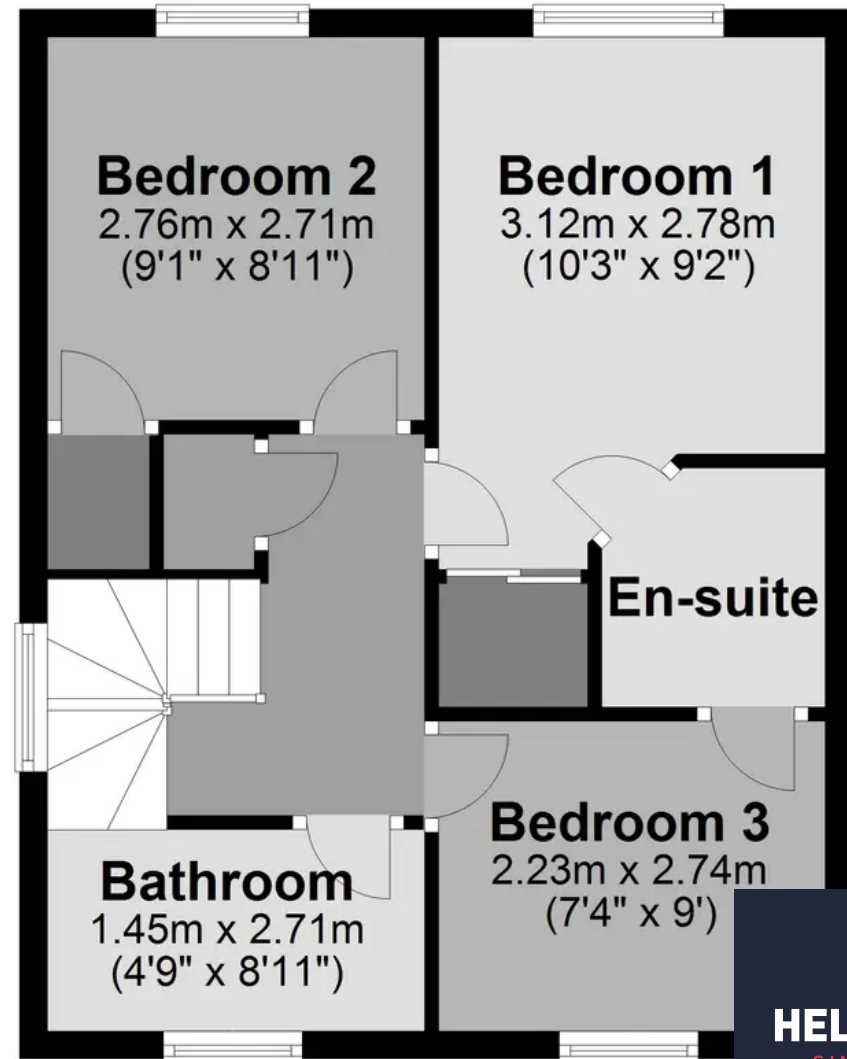
Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 80.1 sq. metres (861.8 sq. feet)

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