



12 Fulda Crescent, Crediton, EX17 3DL

Guide Price £320,000

HELMORES
SINCE 1699

12 Fulda Crescent

Crediton

- Lovely Link-Detached House in Popular Location within Crediton
- Three bedrooms & two bath/shower rooms
- Spacious living room & a massive conservatory
- Kitchen diner with an attached utility room
- Mains gas central heating (new boiler in 2019) & New uPVC double glazing in 2022
- Level & west-facing enclosed rear garden
- Driveway parking & a half garage with internal door

Nestled in a popular location within Crediton, this lovely 1,100 sqft link-detached house (only attached to neighbours via garages) is ready to become your haven! It's in a level location, handy for bus & train links to Exeter, as well as primary & secondary schooling.

Step inside, and you'll immediately notice the spacious living room, providing the perfect backdrop for those cosy evenings. But that's not all! The real showstopper is the massive conservatory with abundant light, power, and central heating radiator - a versatile space for your creativity to shine.



HELMORES
SINCE 1699



The kitchen diner is designed with your comfort in mind, complemented by an attached utility room for added convenience. Offering three bedrooms & a bathroom upstairs, plus a downstairs shower room, it boasts everything your family needs.

Practicality meets warmth in this home, thanks to mains gas central heating (with a new boiler in 2019) and uPVC double glazing, including recently replaced windows and front door in 2022.

Step outside into the level & low maintenance west-facing enclosed rear garden (measuring 8m x 4.6m), where relaxation awaits, plus a brick-paved seating area (4.8m x 4.6m) just outside the conservatory adds to the charm.

Parking? There's room for that too! The front of the property offers an 8m x 5.4m area largely for driveway parking, plus a stone chippings area which could offer further parking options (STPP). Plus, there's a handy half garage for bikes & storage, complete with internal door, light and power.

The owners have already found an empty property to buy, so you can transition smoothly into your new home without delay!



Please see the floorplan for room sizes.

Current Council Tax: D (£2,379pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (New boiler in 2019)

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.

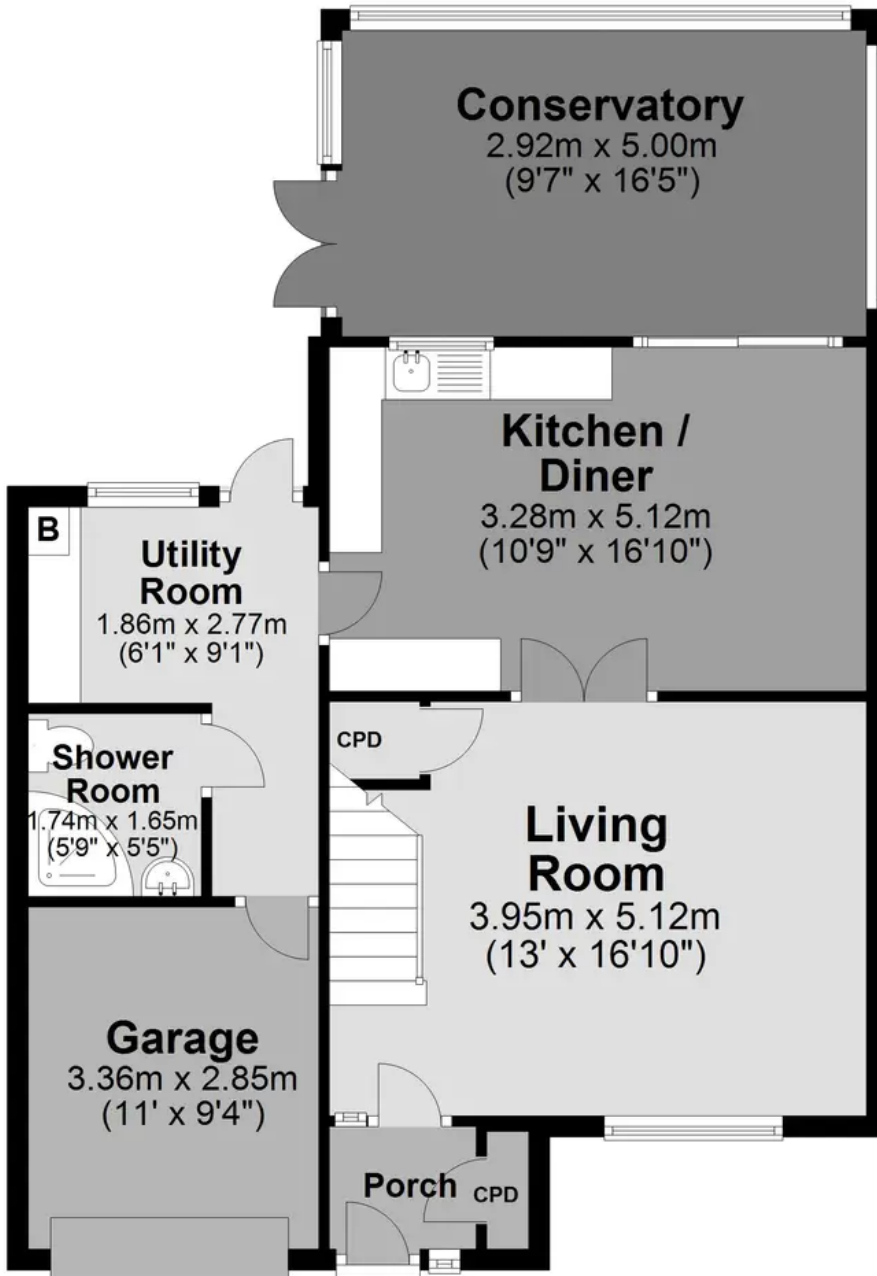
DIRECTIONS: If using Sat-Nav enter EX17 3DL

What3Words: [///noodle.grumbling.surreal](https://www.what3words.com/#!/noodle.grumbling.surreal)



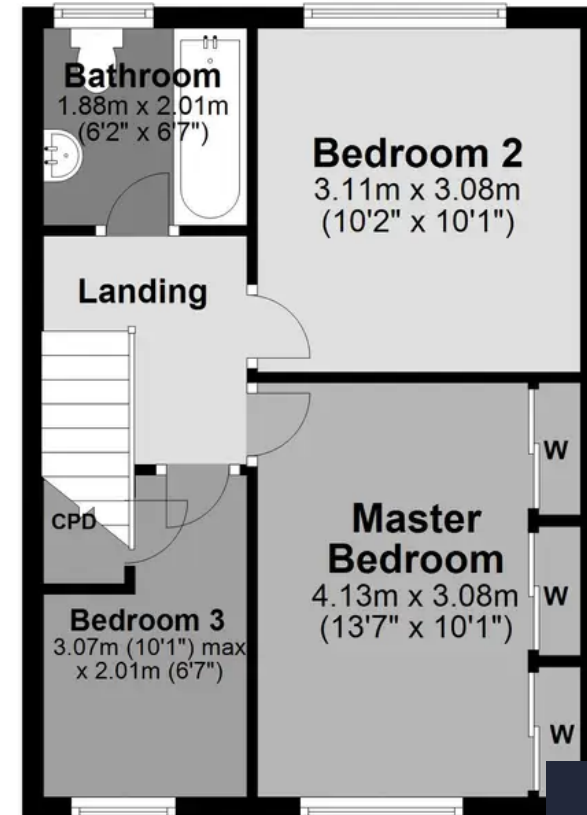
Ground Floor

Approx. 65.7 sq. metres (706.8 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 103.6 sq. metres (1114.8 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

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.