



18 Tarka Way, Crediton, EX17 3FG

Guide Price £385,000

HELMORES
SINCE 1699

18 Tarka Way

Crediton

- Detached family home with ensuite
- 3 double bedrooms
- Town edge location
- Larger than average garden
- Conservatory and kitchen/diner
- Airsource heat pump and solar PV
- Garage and off-road parking
- Remainder of 10 year build warranty

Tarka View is Devonshire Homes' fantastic development on the edge of Crediton with easy access to the town and into Exeter on the A377 or across to Tedburn for the A30. The houses are a mix of styles and all new homes have now sold. Since the initial build, the owner has added a lovely conservatory to the rear which allows garage access without going outside plus solar PV to the south facing roof and an air source heat pump to reduce bills and save energy. There is also the remainder of the building warranty which will be passed to the new owners.



HELMORES
SINCE 1699



The house is a three bedroom detached with master en-suite and all bedrooms are doubles. The large window on the stairs is a lovely touch and there is plenty of space over the two levels. The kitchen/diner, with integrated appliances, opens out onto the patio at the rear and the living room doors open into the conservatory. As one would expect, there are the usual creature comforts with a fitted kitchen, well fitted bathroom and ensuite, a ground floor WC and double glazing throughout.

The garden has a lower patio area and steps up to a tiered lawned garden with central steps. There's a pretty stone wall and room for vegetable plots and play areas but this is for someone to take on to the next level. There is off-road parking to the side which leads to the single garage. There is also an EV charger at the front of the property.

see the floorplan for room sizes.

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

Utilities: Mains electric, water, telephone & broadband (there is gas to the house but unused)

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Air source heat pump

Listed: No

Please

Tenure: Freehold



HELMORES
SINCE 1699

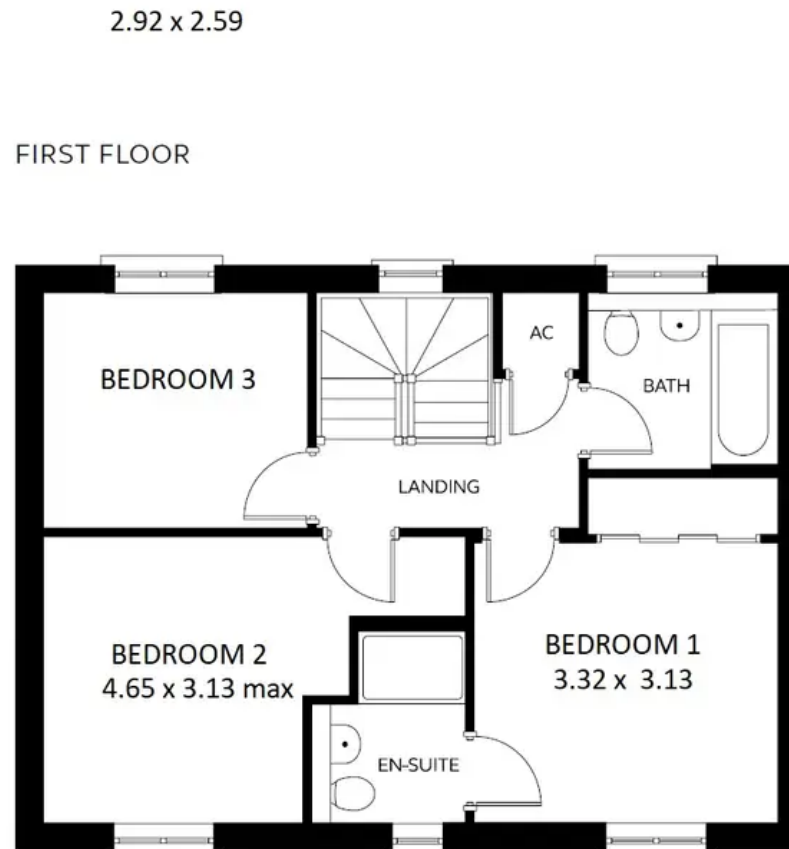
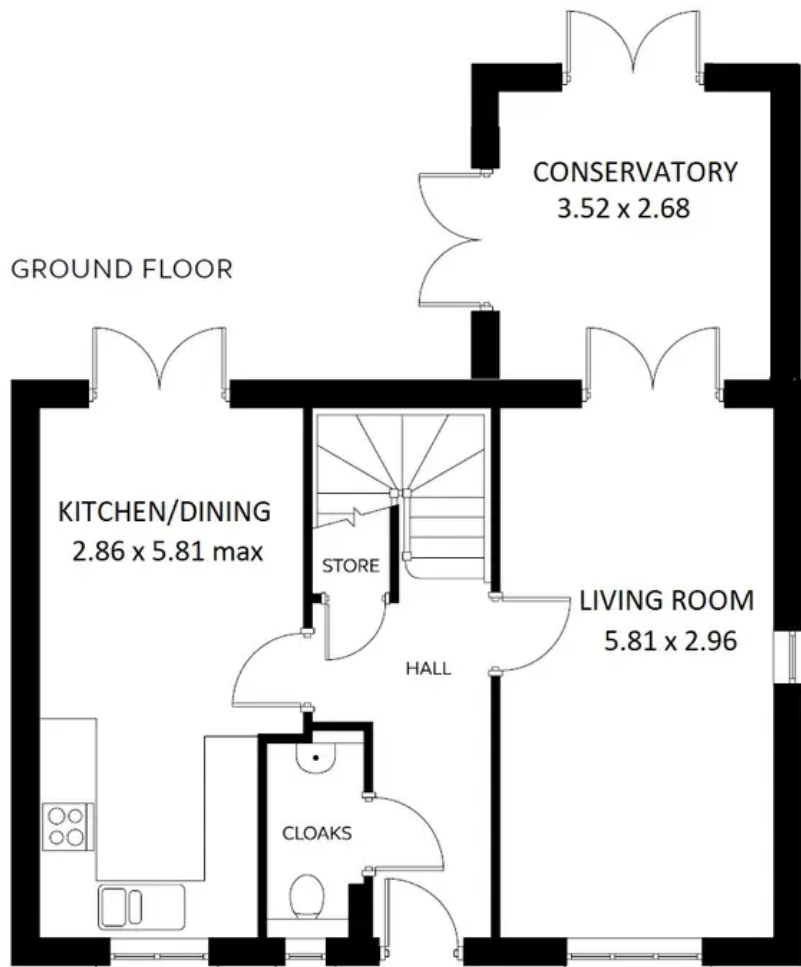
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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 6PS and the What3Words address is [///inflict.afraid.alley](https://www.what3words.com/inflict.afraid.alley)

but if you want the traditional directions, please read on.







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.