



**18 Greenway, Crediton, EX17 3LP**

Guide Price **£285,000**

**HELMORES**  
SINCE 1699



# 18 Greenway

Crediton

- Spacious town bungalow
- Elevated position with town views
- Good access to the town centre
- 2 bedrooms and large conservatory
- Kitchen/diner and living room
- Shower room
- Large garage / workshop / utility
- South facing rear garden backing onto fields
- Driveway parking

Greenway is a popular location for many with a mix of town houses and bungalows within easy reach of the town centre and its amenities including a wide range of shops and services plus a regular bus route to Exeter (bus stop approx. 300m from the bungalow). Built in the 1970's the properties here are well constructed and offer generous plot sizes and spacious interiors.



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This property is a semi-detached bungalow on the south side of Greenway meaning town views to the front and a south facing garden to the rear which backs onto fields. There's a terraced front garden setting it back from the road and steps lead up to the front door plus a driveway providing off-road parking for a couple of vehicles. The large garage (with electric roller door) is wider than average and certainly longer with enough room for a workshop and/or utility space at the rear. There's also a connecting porch to allow access to the garage from the kitchen without needing to go outdoors. The rear garden is easy to maintain with areas of planted beds and paved walkways and there's a lovely outlook over the adjoining fields.

Internally are 2 double bedrooms which are served by a shower room with airing cupboard. The central hallway gives access to the kitchen/diner with views out onto the garden at the rear and links to the garage. The living room is a good size and double doors bring in plenty of light as well as giving access to the conservatory at the rear.





It's a lovely bungalow in the town and offers terrific space and convenience plus those town views.

Agents note: As mentioned, there are steps at the front so currently it isn't suitable for wheelchair users however it may be possible to ramp the front access if required.

Please see the floorplan for room sizes.

Council Tax: C (Mid Devon 2022/23 £2001.73)

Utilities: Mains water, electric, gas, telephone & broadband (up to 67mb)

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Tenure: Freehold

**DIRECTIONS :** From the High Street, turn into St Saviours Way and go all the way to the top and bear right into Greenway. Continue along about three quarters of the way and the property will be found on your left hand side.

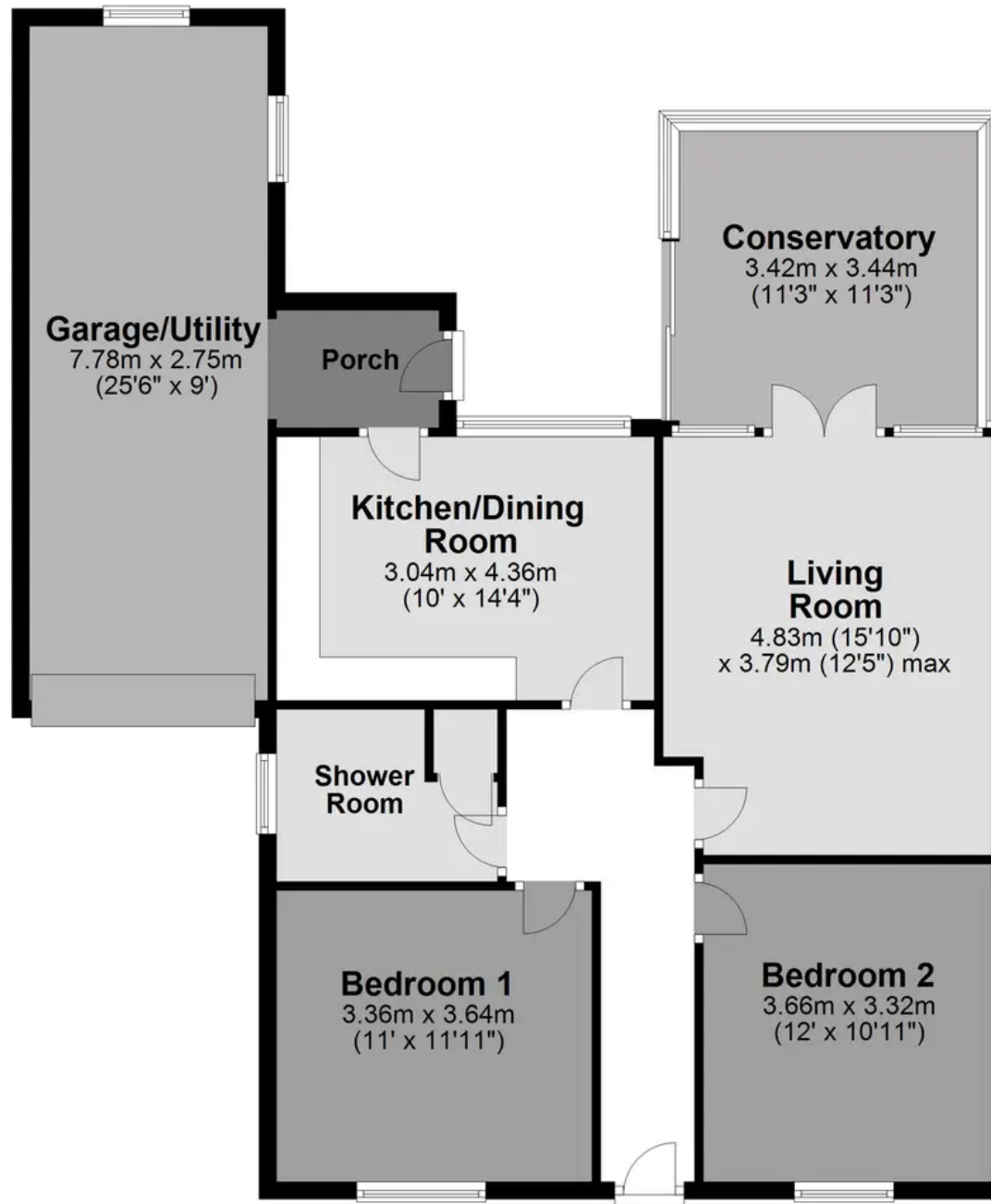
**CREDITON :** An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring 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.





## Ground Floor

Approx. 107.5 sq. metres (1157.2 sq. feet)



Total area: approx. 107.5 sq. metres (1157.2 sq. feet)

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# Helmores

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