



55 Willow Walk, Crediton EX17 1DD

Guide Price **£230,000**

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55 Willow Walk

Crediton, Crediton

- Semi-detached house with great potential!
- Three bedrooms & upstairs bathroom
- Scope to convert garage to create a 4th bedroom / ground floor annexe
- South-facing & level rear garden (18.8m x 7.6m)
- Long driveway for 2 cars & with potential for more parking (STP)
- Lounge diner & kitchen
- Utility area, WC & store (potential shower room) behind garage
- Mains gas central heating & uPVC double glazing
- Being sold with no onward chain

Unlock the potential of this semi-detached house, offering endless possibilities for those with a vision. Located in a sought-after area, this property is in need of modernisation but holds the promise of transformation.

This property presents the perfect canvas for modernisation, with great potential for those looking to create their dream home.



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The foundation is set with three bedrooms and an upstairs bathroom, ready for your personal touch.

Explore the scope to convert the garage, creating a fourth bedroom or a ground-floor annexe to suit your needs.

A lounge diner and kitchen offer spaces for relaxation and culinary creativity, with space behind to further extend if desired (STPP).

A utility area, WC & store which could become a shower room behind the garage add convenience to daily life.

Stay warm with mains gas central heating and enjoy energy efficiency with uPVC double glazing.

The lawned south-facing, level rear garden (18.8m x 7.6m) offers endless possibilities for outdoor living and landscaping.

A long driveway (11.75m) accommodates two cars, and there's potential to expand parking in the front garden (subject to planning).

The property is being sold with no onward chain, ensuring a smooth transition for the new owner.

Please see the floorplan for room sizes.

Current Council Tax: C (2,115pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

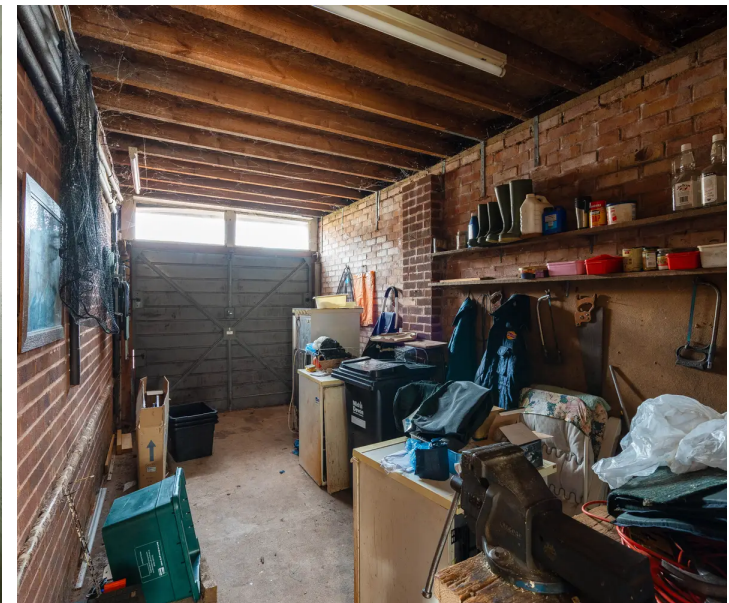


GARDEN

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.

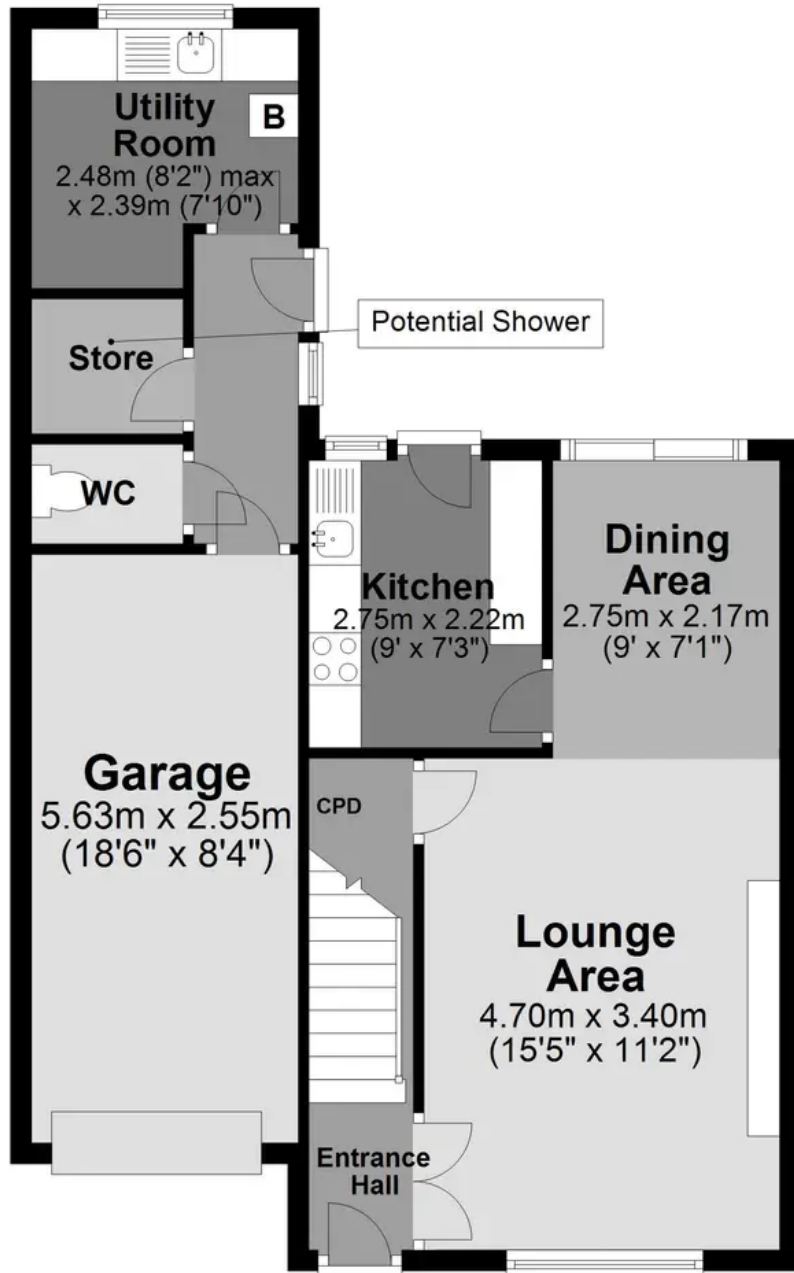
DIRECTIONS: For Sat-Nav use EX17 1DD – As you turn into Willow Walk, bear left & No.55 will be found along on your right, marked by a Helmores Board.

What3Words: [///escalated.ends.farmland](https://www.what3words.com/#!/en/escalated.ends.farmland)



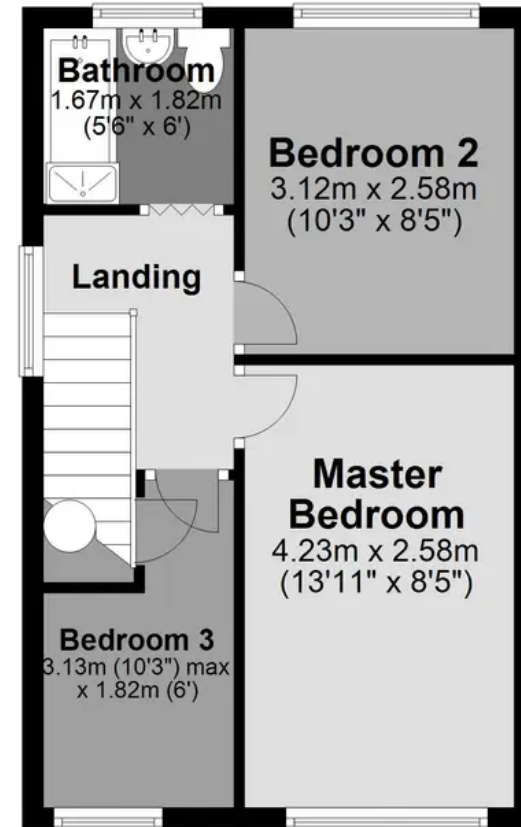
Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 79.9 sq. metres (859.9 sq. feet)

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