



91 Tarka Way, Crediton EX17 3FF

Fixed Price £103,500

**HELMORES**  
SINCE 1699

# 91 Tarka Way

Crediton

- Modern 2 bedroom terraced house
- 45% shared ownership
- Kitchen/breakfast room
- Living/dining room onto garden
- Lawned garden to rear
- Off-road parking
- No chain

If you're looking for a shared ownership home then you'll know that they don't come up too often. This is a 2 bedroom mid-terraced home on the Devonshire Homes development of Tarka View, Crediton. The house has a kitchen/breakfast room, WC and a living/dining room which opens on to the rear garden. There's 2 double bedrooms which share the bathroom on the first floor. It's a modern house with efficient gas central heating and double glazing. At the rear is a good sized garden (approx. 12m x 5m) with patio, lawn and a rear access plus there's two off-road parking spaces.

It's important to note that the price reflects a 45% share in ownership, offering an excellent opportunity for buyers looking to take their first steps on the property ladder.



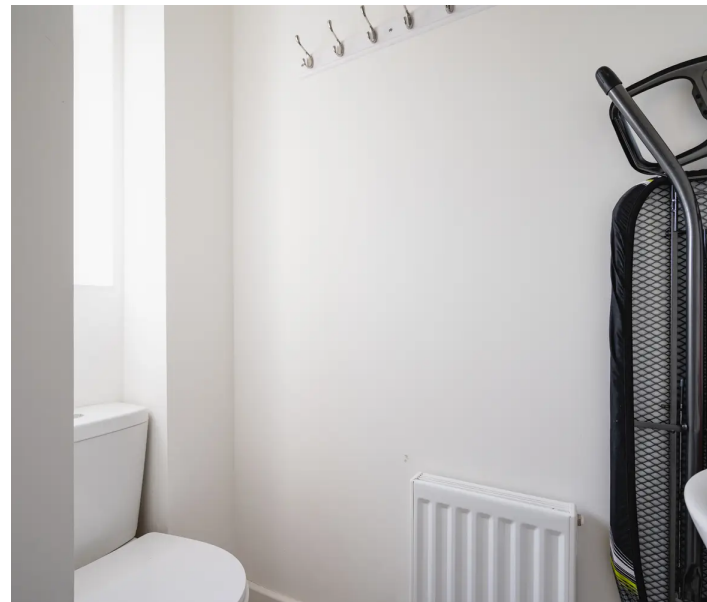


The property is a part own/part rent house with Live West. The sale price is for 45% of the full value (£230,000) and rent will be payable on the other part. The current information regarding the rent aspect is:

Approx 121 years remaining of 125 year lease (from March 2019).

A monthly payment is made to cover rent (£245.62), a service charge (currently zero) and building insurance (£12.42) giving a total of £258.04 and the rent is reviewed annually. Please note these amounts are subject to change during the purchase process.

Please note, there is a strict process to follow and information can be downloaded from the property listing online. The application process is on a first come, first served basis so please ensure you're applying correctly from the start and a reservation fee of £500 will be payable.



Don't miss out on the chance to own this modern and well-appointed home in a desirable location. Book your viewing today and make 91 Tarka Way your new home.

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Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2023/24 -  
£1851.08

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Leasehold

**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.

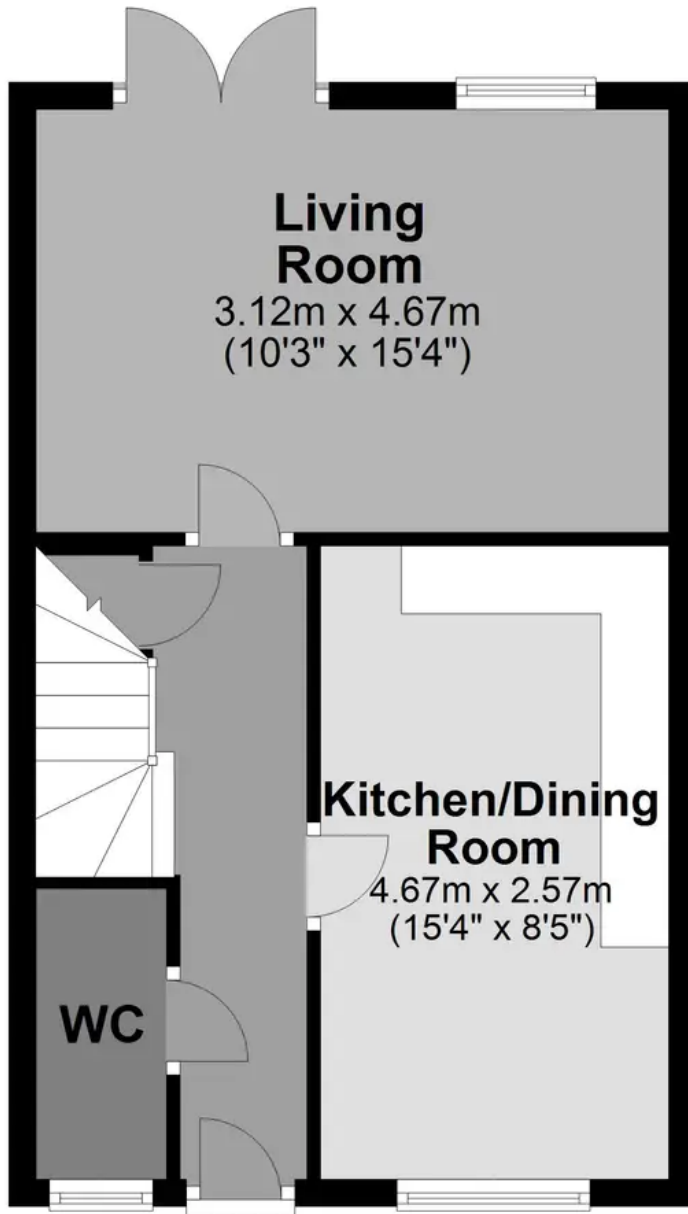
#### DIRECTIONS

For sat-nav use EX17 3JE and the What3Words address is  
///fidelity.vague.animated



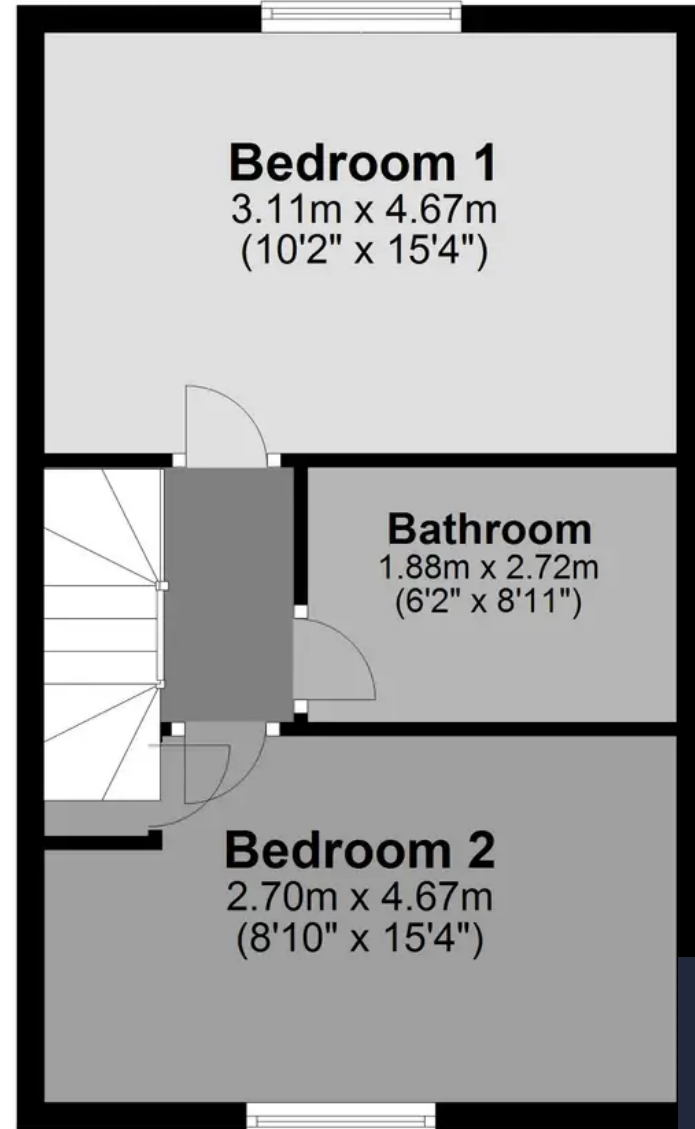
## Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



Total area: approx. 73.6 sq. metres (792.7 sq. feet)



## Helmores

Helmores, 111-112 High Street - EX17 3LF

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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.