



21 Westernlea, Crediton EX17 3JQ

Guide Price £295,000

HELMORES
SINCE 1699

21 Westernlea

Crediton, EX17 3JQ

- 3 bedroom semi-detached house
- Excellent location
- Living/dining room
- Potential to enlarge separate kitchen
- Level plot with lovely rear garden
- Excellent rural walks nearby
- On a bus route
- Off-road parking and garage

The house offers a traditional layout with an entrance hall housing the stairs to the first floor and access into the living/dining room. There's doors out to the rear garden and a separate kitchen with plenty of storage. Many people have altered this original layout to make a kitchen/diner across the back and there's room to push out and extend if required. On the first floor are 3 bedrooms and the family bathroom. The house has been well kept with replacement uPVC double glazing, a new boiler and the exterior is low maintenance being brick on the outside.



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Outside is a front garden setting it back from the road and then the driveway parking to the side provides ample space for 2 or 3 vehicles and leads to the single garage. The garden to the rear is secure and level. Well established, there's patio, lawn and even a small stream at the bottom of the garden.

Worth noting that this garden backs onto Tuckers Close and not onto the school boundary like some on this side of the road.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2115.53

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

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

For sat-nav use EX17 3JQ and the What3Words address is [///armful.node.graph](https://www.what3words.com////armful.node.graph)

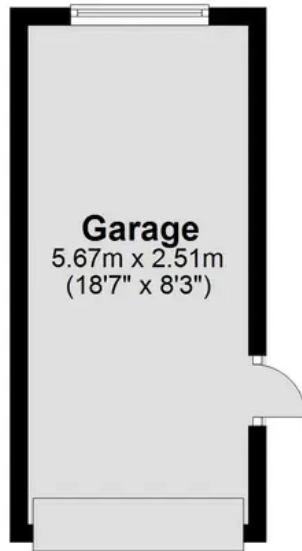
but if you want the traditional directions, please read on.

From Crediton High Street head towards The Green and bear left at the traffic lights into Landscore. Continue down over Westwood Hill and take the second right into Westernlea. Continue through the development and the property will be found on the right hand side.



Ground Floor

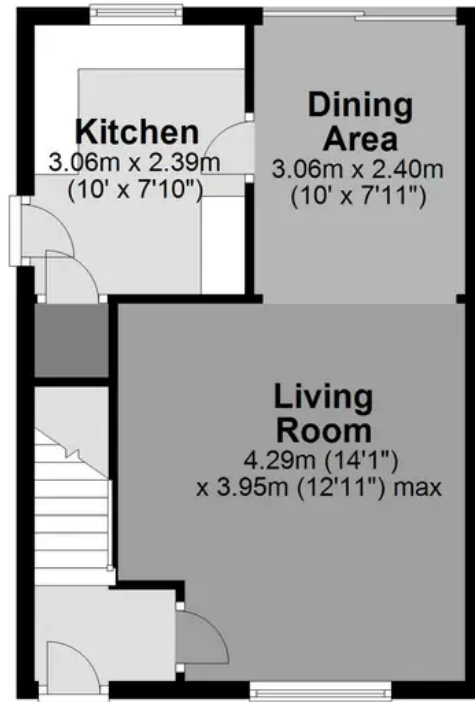
Approx. 50.4 sq. metres (542.4 sq. feet)



Garage
5.67m x 2.51m
(18'7" x 8'3")

First Floor

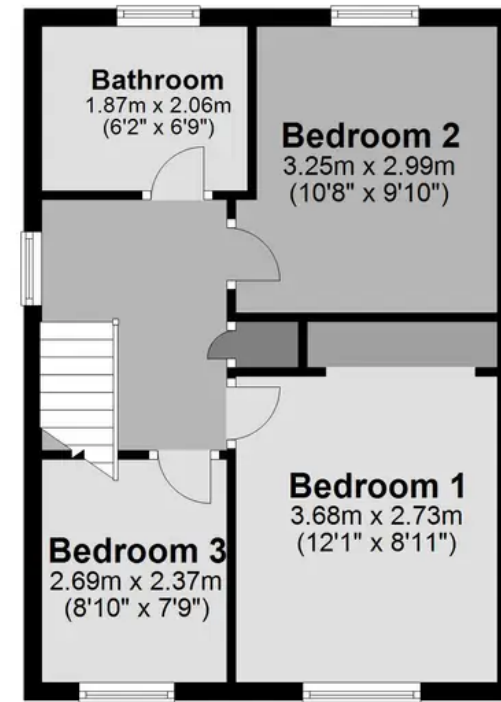
Approx. 36.8 sq. metres (396.6 sq. feet)



Kitchen
3.06m x 2.39m
(10' x 7'10")

Dining Area
3.06m x 2.40m
(10' x 7'11")

Living Room
4.29m (14'1")
x 3.95m (12'11") max



Bathroom
1.87m x 2.06m
(6'2" x 6'9")

Bedroom 2
3.25m x 2.99m
(10'8" x 9'10")

Bedroom 3
2.69m x 2.37m
(8'10" x 7'9")

Bedroom 1
3.68m x 2.73m
(12'1" x 8'11")

Total area: approx. 87.2 sq. metres (939.0 sq. feet)

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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.