



38 Greenway, Crediton, EX17 3LP

Guide Price £365,000

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SINCE 1699

38 Greenway

Crediton

- Immaculate Semi-Detached House in Crediton
- Superbly presented accommodation of 1,016sqft
- Four bedrooms & modern bathroom
- Spacious lounge diner & fantastic conservatory
- Ashgrove kitchen breakfast room
- Downstairs WC off entrance hall
- Gas central heating via new boiler in Oct 2022
- uPVC double glazed & upgraded insulation
- Beautiful South-facing rear garden of 23m / 77ft
- Integral garage with utility area & driveway

Nestled in the heart of Crediton, 38 Greenway is a beautifully presented semi-detached house that offers spacious and comfortable living throughout. With four bedrooms and modern bathroom, this home is perfect for growing families or those who enjoy entertaining guests. The property boasts a spacious lounge diner with bi-fold doors to the fantastic conservatory, and a stunning Ashgrove kitchen breakfast room that's sure to impress, especially with the Neff integrated appliances (5 ring gas hob, twin oven, microwave, dishwasher, fridge & a freezer.) There is also a downstairs WC off the entrance hall.

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Gas central heating (new combi-boiler in Oct 2022, upgraded insulation, and uPVC double glazing throughout the home ensure that you're kept warm and cosy throughout the year & giving you peace of mind that the home is energy efficient.

Step outside and discover the beautiful south-facing rear garden of 23m / 77ft, including a patio surrounding the conservatory, planted flower beds either side of the steps up to the spacious (6.4m x 4.87m) paved barbeque space, with a lawn (7.7 x 6.4m) beyond where the garden shed is found – It's perfect for enjoying those warm summer days & evenings. The house also features an integral garage with light & power, plus a utility area to the back and a 7m driveway to the front, alongside the lawned front garden.

Please see the floorplan for room sizes (floor area exclude garage & utility area).

Current Council Tax: D (£2,379pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (new boiler in October 2022)

Listed: No

Tenure: Freehold

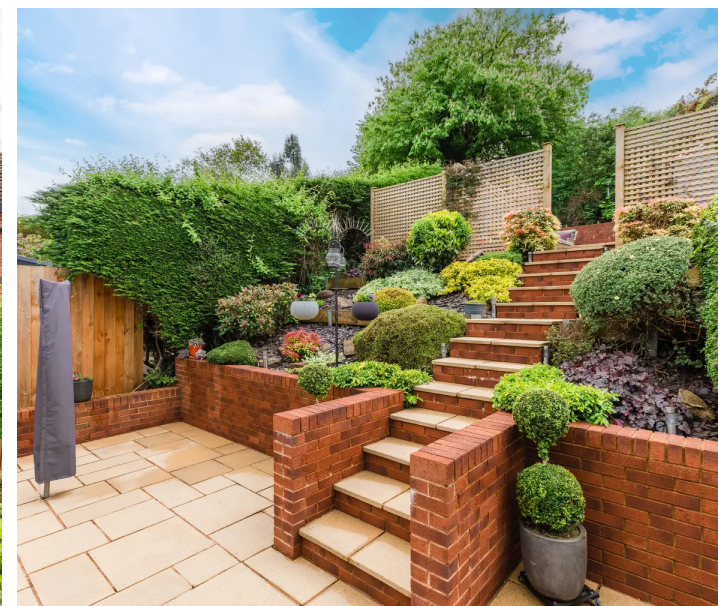


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CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital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

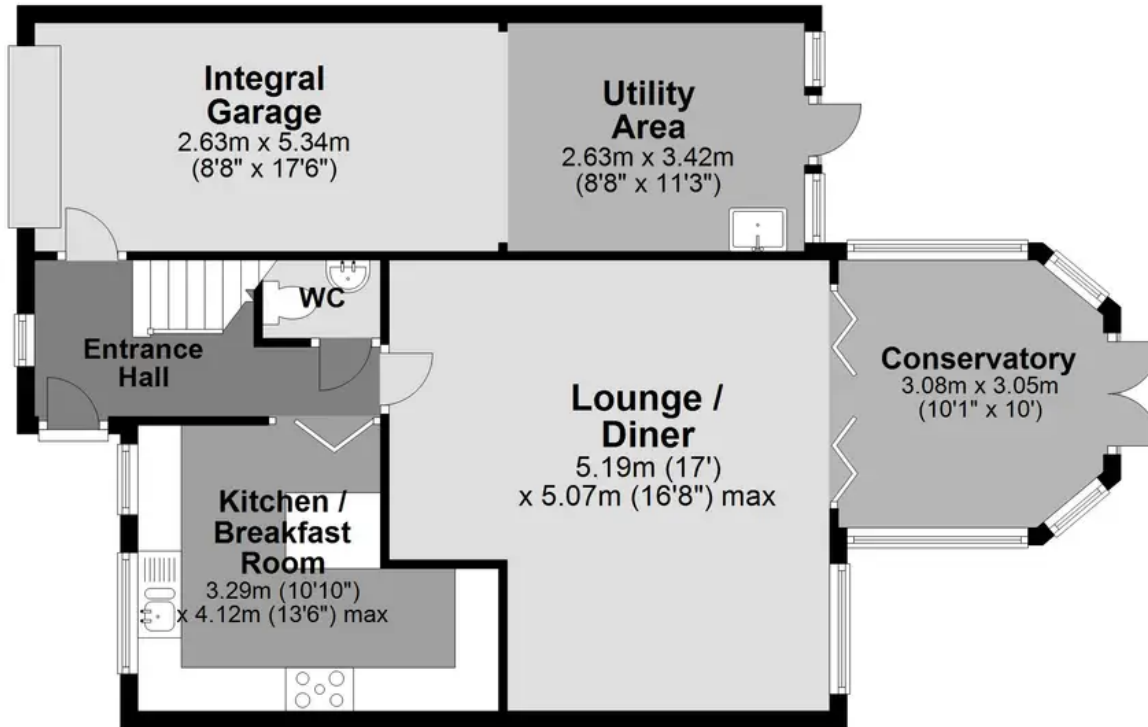
DIRECTIONS: For Sat-Nav use EX17 3LP, No. 38 is found on the higher side of the road.

What3Words: ///dragging.wharfs.vibrating



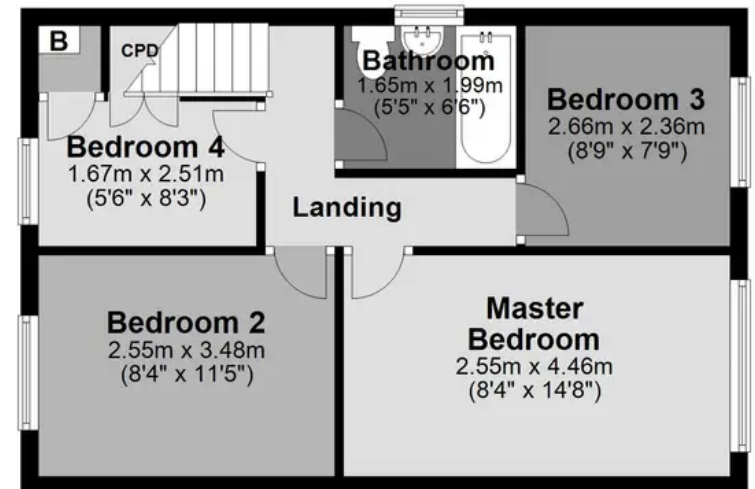
Ground Floor

Approx. 52.7 sq. metres (567.0 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



Total area: approx. 94.5 sq. metres (1016.9 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.