



7 Chapel Downs Drive, Crediton

Guide Price £400,000

HELMORES
SINCE 1699

7 Chapel Downs Drive, Crediton, EX17 2ED

- 4 bedroom detached chalet style home
- Favoured Western town location
- Large living room and separate dining room
- Modern kitchen with separate utility and WC
- Generous plot with front and rear gardens
- Excellent rural walks nearby
- Large attached garage
- Off-road parking
- Close to bus route and schools

At the western end of the market town of Crediton is a small residential cul-de-sac called Chapel Downs Drive. It's tucked away off Alexandra Road and ideally located close to bus stops and within walking distance of primary and secondary schools. Built in the late 1960's, the house is only on its second owners who've lived here for over 40 years. The house has uPVC double glazing and mains gas central heating with the addition of solar thermal hot water heating.

HELMORES
SINCE 1699





Internally it's presented in great condition and offers a large living room with dual aspects over the front and rear gardens and has a removeable electric fire. The hallway is central and leads to a dining room and the kitchen which is located at the rear of the house (south) and has outlooks over the garden and to the surrounding countryside over the rooftops. The kitchen opens into a very useful utility area plus there's a ground floor WC. A rear porch provides cover to walk to the large attached garage without going outside and there's a door to the garden too. On the first floor are 4 bedrooms and the family shower room (bath removed and larger shower installed).

The front garden sets it back from the cul-de-sac road and a few long shallow steps lead to the front door. There's access around both sides and the rear garden is a great size, it's tiered and offers great space on the south side of the house with seating areas, lawn and planted beds.

It's a great house in a sought after town location. The owners have found an empty onward purchase so are ready to go.



Internally it's presented in great condition and offers a large living room with dual aspects over the front and rear gardens and has a removeable electric fire. The hallway is central and leads to a dining room and the kitchen which is located at the rear of the house (south) and has outlooks over the garden and to the surrounding countryside over the rooftops. The kitchen opens into a very useful utility area plus there's a ground floor WC. A rear porch provides cover to walk to the large attached garage without going outside and there's a door to the garden too. On the first floor are 4 bedrooms and the family shower room (bath removed and larger shower installed).

The front garden sets it back from the cul-de-sac road and a few long shallow steps lead to the front door. There's access around both sides and the rear garden is a great size, it's tiered and offers great space on the south side of the house with seating areas, lawn and planted beds.

It's a great house in a sought after town location. The owners have found an empty onward purchase so are ready to go.

DIRECTIONS

For sat-nav use EX17 2ED and the What3Words address is [///televiser.barks.elbowing](https://www.what3words.com/televiser_barks_elbowing)

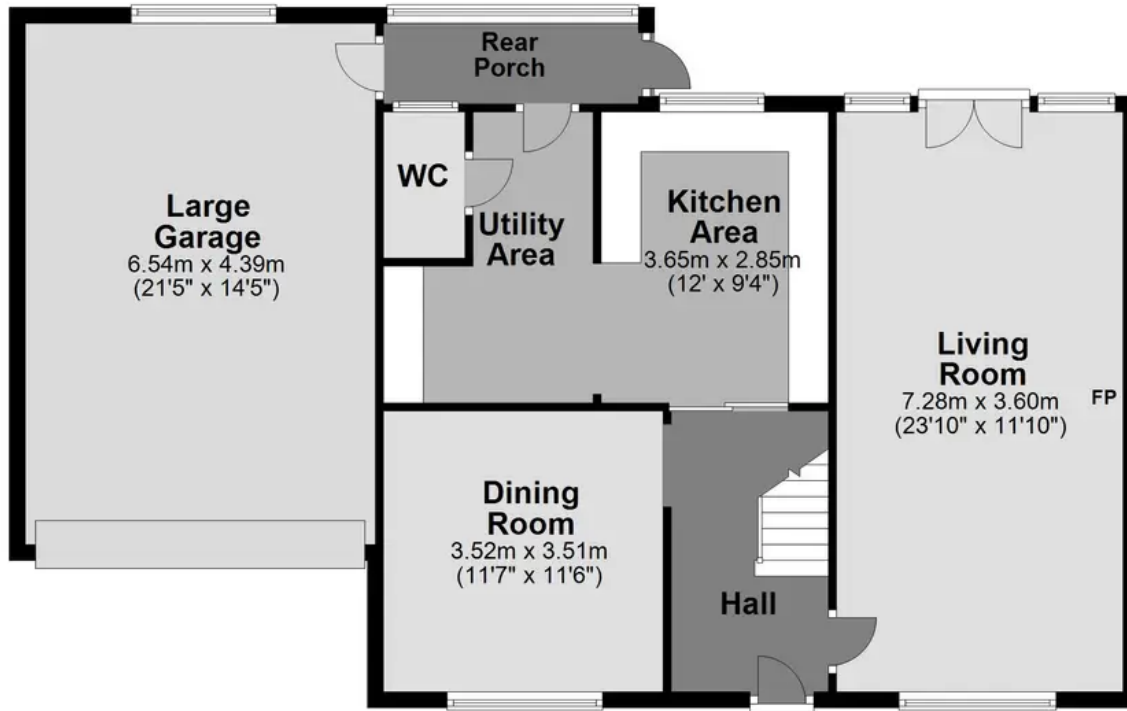
but if you want the traditional directions, please read on.

From Crediton High Street head towards The Green and out along Western Road. Once you've passed the school and reaching the traffic lights by the hospital, turn right into Alexandra Road after the lights and then immediately left into Chapel Downs Road and left again into Chapel Downs Drive and the house will be found on the left towards the end.



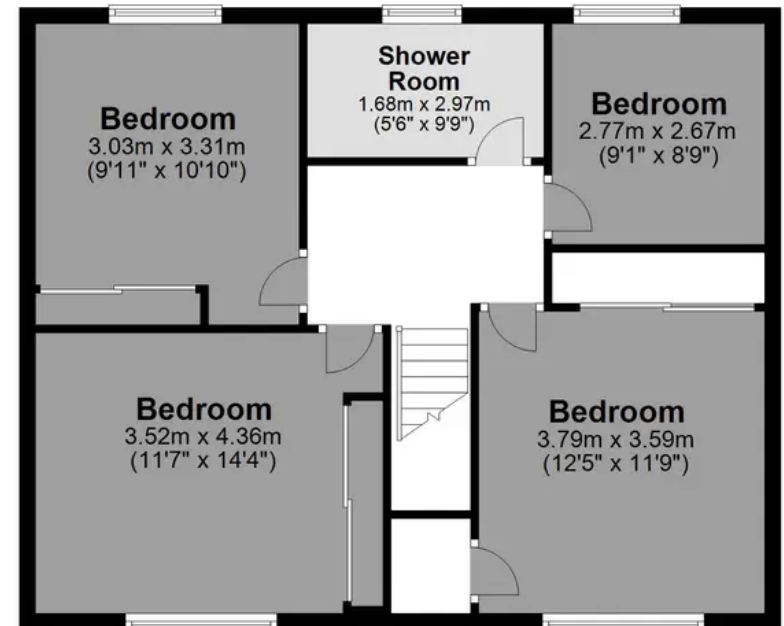
Ground Floor

Approx. 100.5 sq. metres (1081.3 sq. feet)



First Floor

Approx. 66.8 sq. metres (719.2 sq. feet)



Total area: approx. 167.3 sq. metres (1800.5 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

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.