



15 Trenavin Close, Crediton, EX17 2EZ

Guide Price £450,000

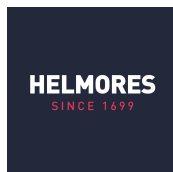
**HELMORES**  
SINCE 1699



## 15 Trenavin Close, Crediton

- Modern 4 bedroom detached house
- Great layout and plenty of light
- Stunning town and countryside views
- Sociable kitchen/dining room
- Large living room
- Master ensuite
- Utility room and WC
- Huge double garage plus workshop area
- Balcony and landscaped rear garden
- Off-road parking

There are a few areas of the town that are particularly attractive to potential purchasers. To be on this side of the valley with the views and sunlight to the south is a great start. If you mix in an efficient family home, ideally located for schools and the town but still in a tucked away position, it's got to be high up on a lot of buyers' lists. Built in 2014, the houses here are relatively new with high insulation levels and modern day layouts and completed to a great standard and this has been maintained by the current owners. The house works equally well for a family or a couple with light rooms, spacious living areas and a flexible 4 bedroom layout.







The house is over 3 levels with the lower ground level deserving of an early mention. In addition to the off-road parking, there's twin garage doors to large, open garage spaces with light and power, ideal for a multitude of uses and could even be converted to further living space (subject to permissions) but that's not all! An additional space could be used for storage or a workshop so essentially there's the equivalent of 3 garages underneath the main house. This could be a gym, a home office, a cinema room or even an annexe should it be required. There's external steps up to the front door where a gorgeous balcony can be enjoyed in the evening summer sun and take in the wonderful views. Once inside, there's a welcoming hallway with a useful WC and doors take you to the living room which has doors to both the garden and balcony and has southerly views to the front and the garden to the rear. There's a large kitchen/dining/family room too which is a great social space and then a utility room to the rear with door to the rear garden. On the top floor are the 4 bedrooms. The master bedroom and 2nd bedroom have built in storage and there is a lovely ensuite shower room to the master, the further 3 bedrooms have the use of the family bathroom. The view has already been mentioned but the higher you rise, the more of the glorious countryside is on offer.

At the rear (accessed from the pathways at the side) is a beautifully presented garden, now mainly level (a lot of work went into creating a useable space here). There are seating areas, lawn and planted beds. It's a private garden and a great place to relax without being too much work. In addition there is a handy gated storage area to the side.



Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2023/24 - £2908.84

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 2EZ and the What3Words address is [///parsnip.carefully.marsh](https://www.what3words.com/par/parsnip/carefully/marsh)

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

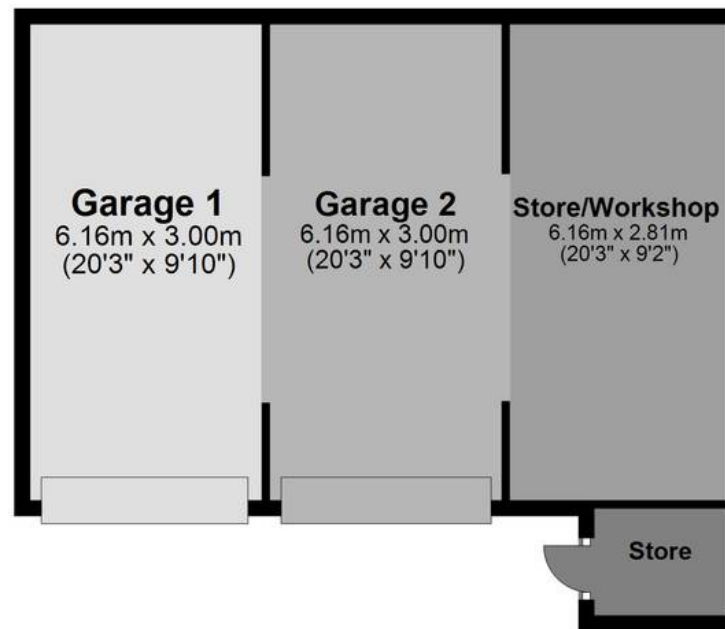
From Crediton High Street head towards The Green and bear right at the traffic lights and immediately left again into St Martins Lane. At the top turn right onto Alexandra Road and then next left into Southfield Drive. As you proceed up the hill, take the left turn into Trenavin Close and bear to the right and the property will be found at the end ahead of you.





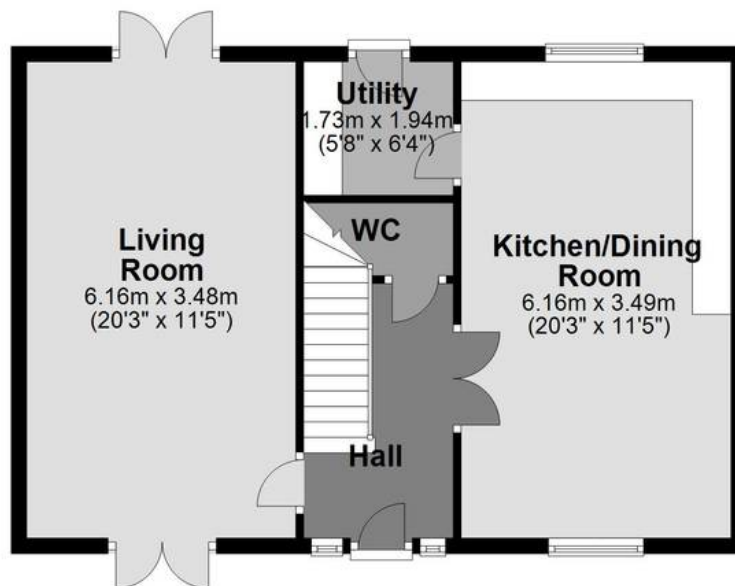
## Basement

Approx. 58.0 sq. metres (624.6 sq. feet)



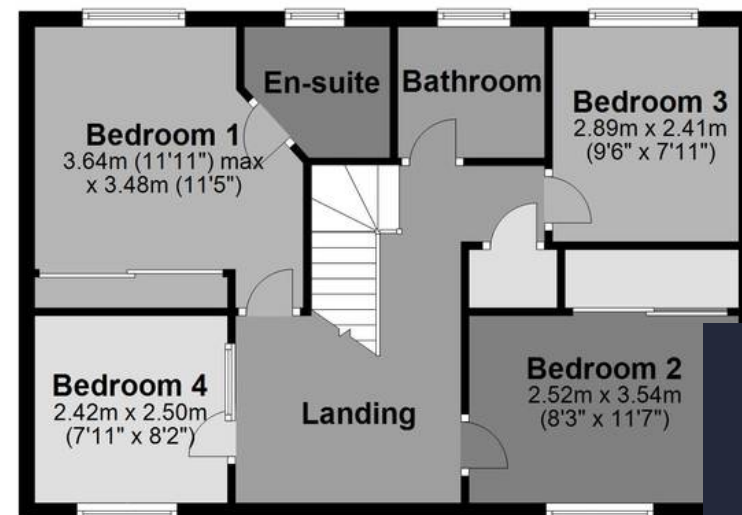
## Ground Floor

Approx. 56.1 sq. metres (603.8 sq. feet)



## First Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



Total area: approx. 170.9 sq. metres (1839.9 sq. feet)

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