



## 1 Downes Close, Crediton, EX17 3FP

Offers Over £510,000

**HELMORES**  
SINCE 1699

# 1 Downes Close

Crediton

- Late 2019 Built Detached House in Cul-de-sac Location
- Four double bedrooms & en-suite to master
- Huge triple aspect living room with double doors to garden
- Open-plan kitchen diner with high-end appliances & a utility room
- Superbly kept sun catching west-facing garden
- Double garage with light & power and a brick paved driveway
- Lovely raised decked seating area with views
- Upstairs bathroom with shower & screen over the bath and a downstairs WC
- Efficient home with gas central heating, including underfloor heating to ground floor
- The owners have found a new build to buy



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Welcome to 1 Downes Close, a late 2019 built detached house that epitomizes modern elegance in a quiet cul-de-sac location. With great access to Exeter via car, bus, or train, this property offers the perfect blend of contemporary living and convenient transportation links.

Step inside, and you'll be greeted by four spacious double bedrooms, each designed for comfort and style. The en-suite to the master bedroom adds a touch of luxury to your daily routine.

The heart of the home is the huge triple-aspect living room, flooded with natural light and featuring double doors that open to the garden and the dining area.

The open-plan kitchen diner is a culinary delight, boasting high-end appliances (Neff twin oven, AEG hob, a dishwasher & fridge freezer all integrated) and a utility room for added convenience. Whether you're hosting a dinner party or enjoying a family meal, this space is both functional and luxurious.

The property features an efficient heating system with gas central heating, including underfloor heating to the ground floor, plus uPVC double glazing throughout, ensuring warmth and comfort throughout the year.

Additional features include an upstairs bathroom with a shower and screen over the bath, as well as a downstairs WC for practicality.



Outside: The beautifully kept sun-catching WEST-FACING GARDEN (16m x 9m) offers an outdoor oasis, it is level, has areas of lawn, pretty beds & borders & a lovely raised decked seating area with views, providing the perfect space for relaxation and entertaining. The garden is enclosed & has further gardens & gates to both sides of the house and to the rear giving access to the DOUBLE GARAGE with light and power, along with a brick-paved driveway, provides ample parking and storage space.

The owners have found a new build to buy which will be the end of the chain, streamlining the buying process.

1 Downes Close is a testament to modern living, where style meets functionality. Contact us today to arrange a viewing and experience the beauty of this contemporary home in Cridton.

Please see the floorplan for room sizes.

Current Council Tax: E (£2,908pa)

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

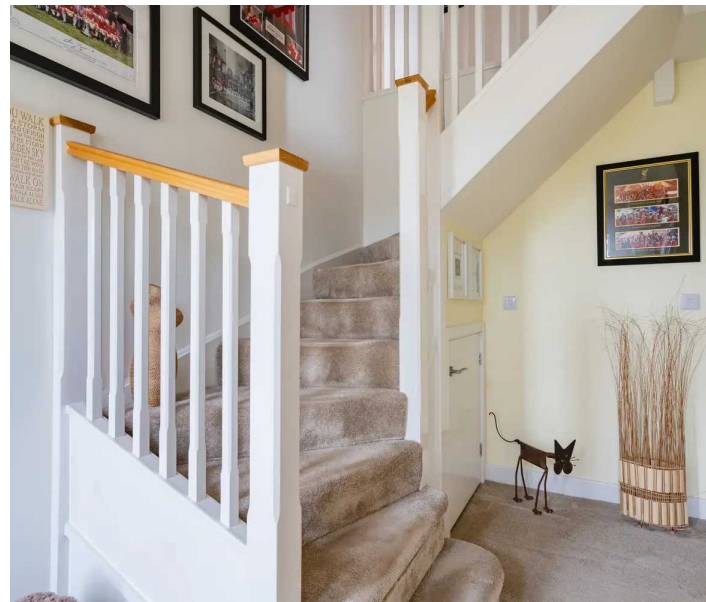
Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

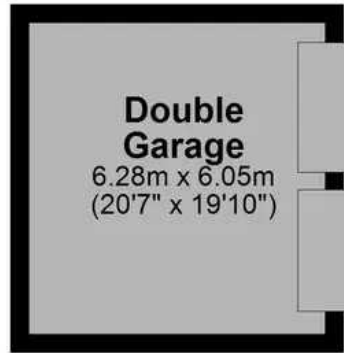


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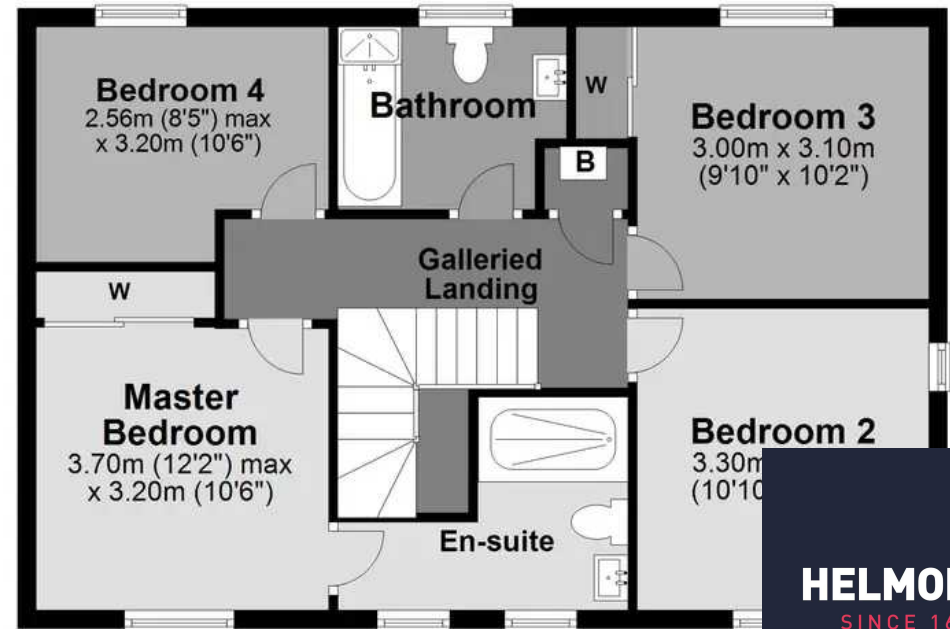
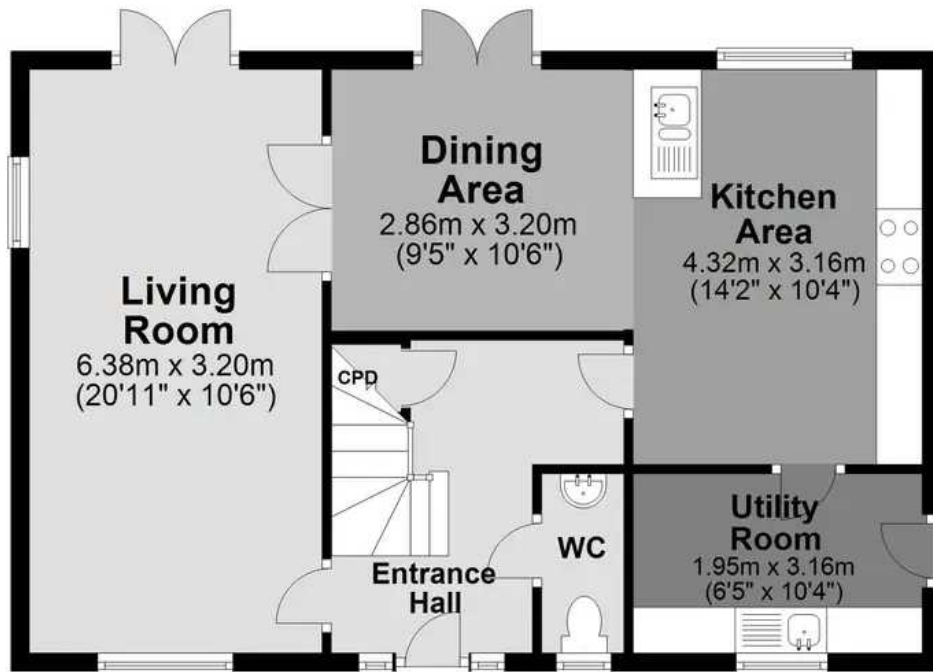
## Ground Floor

Approx. 62.2 sq. metres (669.9 sq. feet)



## First Floor

Approx. 62.0 sq. metres (667.3 sq. feet)



Total area: approx. 124.2 sq. metres (1337.2 sq. feet)

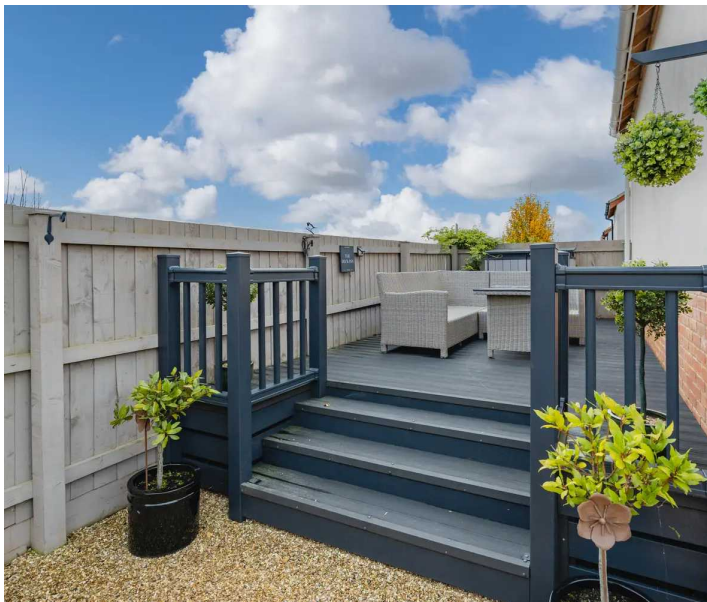
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**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the 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 3FP – As you turn into Tarka Way proceed along, then branch off right into Yeo Crescent & you’ll see No.1 Downes Close up in front of you, the driveway & double garage is behind the house.

**What3Words**: [///potions.brightens.marketing](https://www.what3words.com/potions.brightens.marketing)





## Helmores

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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.