



8 Downes Close, Crediton, EX17 3FP

Guide Price £525,000

HELMORES
SINCE 1699

8 Downes Close

Crediton

- Large nearly new detached house
- 4 bedrooms with master ensuite
- Open plan, split level living spaces
- Living room with double height glass and wood-burner
- Stunning entrance hall
- Integral double garage and parking
- Utility and WC
- Large rear garden with fantastic views
- Remainder of 10 year warranty
- No chain

This beautiful house, built by Devonshire Homes in 2020, sits in a cul-de-sac on the edge of the recently completed Tarka View development. It is one of the largest houses on the development and was the first of this type to be completed, being one of just eight built. The unique design gives it instant appeal, with generous space on offer and gardens to match. The interior space is zoned and connected whilst offering the room to relax. The house was built to a high specification and has been incredibly well



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looked after by the current owners. There's also PV adding to the reduction in energy use and costs, and fibre to the premises giving the option of ultrafast broadband.

From the front door, it's clear that this house is a little different than the norm. A wide and welcoming hallway gives ample room to kick off shoes and hang coats plus it's home to the WC, all before opening the double doors into the first of the open living spaces. On this first ground level is a large, open space with a beautiful fitted kitchen with a large island and plenty of room for a large table. There are side by side ovens, a hob in the island and ample space, making this feel a lot more bespoke than a new build home often can. There's large format tiling to the floor (with underfloor heating) and then stairs leading up to the living room which is galleried over the kitchen/diner. The living room is a stunning design, again with underfloor heating, coupled with a wood burner and vaulted ceilings plus a huge amount of glass and views to the garden. There's also a utility room on this level with the back door to the side. Up again and the landing of the bedroom floor is galleried over the living room. On the landing is room for a study area and then access to all 4 bedrooms and the family bathroom. The bedrooms have wonderful views out to the Mid-Devon countryside. The master bedroom has a large ensuite shower room and built in wardrobes. It's worth noting that the large size of the second bedroom means its use could double up as an additional snug, office or living space as there's plenty of room to do so.



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At the front is a lawn and paved pathway leading to the front door and then ample off-road parking in front of the integral double garage. Steps to the side lead up to the rear garden where there's a lower paved seating/play area (access from the house too) and then steps up into the lawned garden with a raised deck area and some planted beds to make the most of the amazing views to the surrounding countryside that can be enjoyed over the rooftops.

The house is very accessible, less than a ten-minute walk to the train station, with quick access to the A377 by car and with easy pedestrian access to all that Crediton has to offer.

Please see the floorplan for room sizes.

Current Council Tax: Band F - Mid Devon 2023/24 - £3437.73

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (underfloor and radiators) Solar PV

Listed: No

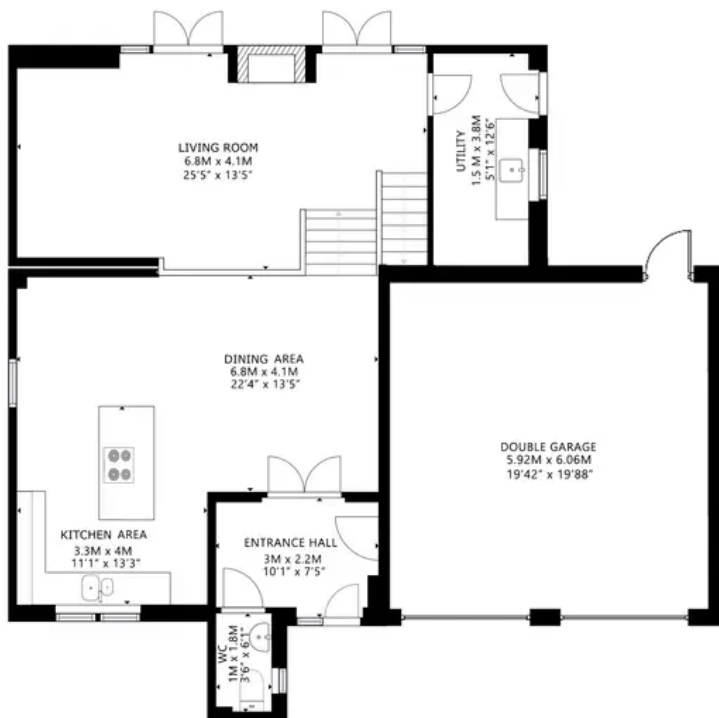
Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 3JE and the What3Words address is [///drifters.mixes.paintings](#)

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

As you leave Crediton towards Exeter, turn left at Wellparks roundabout (Tesco) and up the hill. Take the next left into Tarka Way and continue through, bearing right along the way until turning right into Yeo Crescent. Follow the road around to the right and then left into Downes Close.





FLOOR 1



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 507 sq ft, FLOOR 2: 419 sq ft, FLOOR 3: 906 sq ft
 TOTAL: 1832 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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