



## Windfall Threshers, Crediton, EX17 3NL

Guide Price £375,000

**HELMORES**  
SINCE 1699



# Windfall Threshers

Crediton, EX17 3NL

- Desirable location in town
- Beautiful sun room extension
- Plentiful Storage
- Mature Gardens
- Spacious lounge diner
- Gas central heating
- Handy garage/store
- Downstairs WC
- uPVC double glazed

Threshers is on the Western edge of Crediton and is just a couple of minutes walk from countryside walks and handy for all the amenities Crediton has to offer. Windfall is a 1940s solid built semi detached house set back from the road and offers a wonderful slice of living in this thriving market town.



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The main door to the side of the property leads into this well maintained and well presented home, there is a lounge/diner spreading across the whole front of the house, the family kitchen has views of the rear garden and there's also a handy downstairs wet room with WC. There's a modern single story extension to the rear full of light from the triple bi-fold doors leading to a decked area outside on the edge of the garden. The wide stairs from the hall lead up to 3 bedrooms and a bathroom, all three bedrooms have generous built-in storage and there's well placed radiators throughout the property along with uPVC double glazing.

Outside offers well maintained gardens laid to lawn and flower borders to the front and back. There are two garden shed in the rear garden and a large garage/store on the front drive. The driveway will easily accommodate 3 cars.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2,115.53

Utilities: Mains electric, gas, water (metered) & telephone

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 3NL and the What3Words address is [///pokers.twinkled.tiny](https://www.what3words.com/#!/pokers.twinkled.tiny)

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

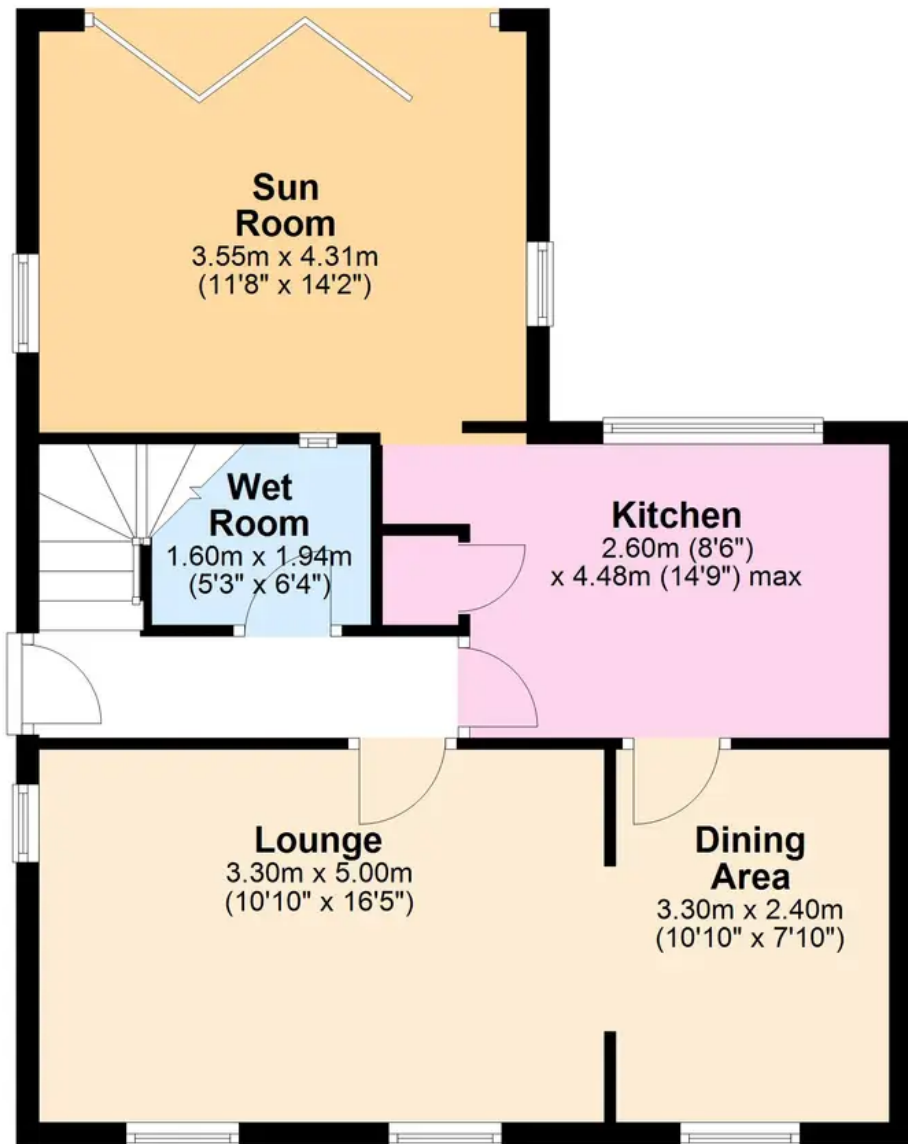
From Crediton town centre, head west along the High Street away from Exeter. At the traffic lights on the Green take a left turn onto Landscore. Take the right fork in the road onto Threshers and Windfall will be found on your right and side.





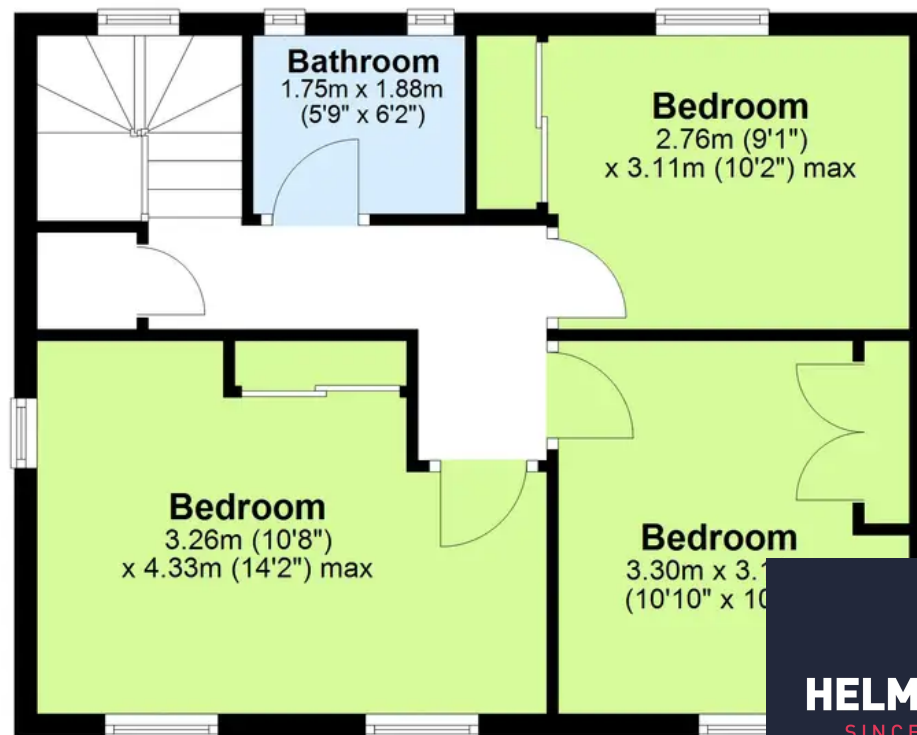
## Ground Floor

Approx. 61.0 sq. metres (657.0 sq. feet)



## First Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



Total area: approx. 106.3 sq. metres (1144.0 sq. feet)

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# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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