



107 Willow Walk, Crediton

Guide Price £375,000

HELMORES
SINCE 1699

107 Willow Walk

Crediton, EX17 1FE

- 4 bedroom detached house
- Ensuite and utility/WC
- As new condition with warranty
- Fantastic Views over fields
- Kitchen/dining room opening onto garden
- Secure rear garden with extended patio and lawn
- Excellent rural walks nearby
- Town Edge location
- Off-road parking and garage
- No chain

Located on the edge of the town, Willow Walk has long been a family destination within Crediton. Being on the fringes, there's superb footpath walks into the open Devon countryside as well as having Shobrooke Park on the doorstep. A development by Persimmon in 2019 added a number of 2,3 and 4 bedroom homes on the edge of this already popular area and here we have a great example. One of the larger homes, this is a 4 bedroom detached house with some amazing views over the adjoining countryside. It's recently been redecorated and with new floor coverings, there's little for a new owner to do, except some personal touches of course. As one would expect, there's a high level of insulation in this nearly new home as well as the remainder of the structural warranty.





The layout offers a welcoming entrance hall with a door to the living room which overlooks the fields to the front and this in turn opens through double doors into the fabulous kitchen/dining room. The hub of a family home, there's room for a table as well as the breakfast bar plus the double doors open onto the rear garden (ideal for children and pets!). There's the all important ground floor WC and a utility area opening to the side. On the first floor are the 4 bedrooms with the master having the ensuite and those beautiful views. The remaining 3 bedrooms all have use of the family bathroom with a white suite and shower over the bath.

Outside, to the front is the off-road parking which leads to the integral garage with up and over door, and a small area of garden. There's a gated access to the side with an extended paved area to the side (ideal for bins and recycling) and room to sit to the rear of the house. The remainder of the garden is laid to lawn behind timber sleepers and somewhat of a blank canvass to work with and enjoy.

The house is being sold with no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2023/24 - £2379.96

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 1FE and the What3Words address is [///laugh.scorch.hardening](https://www.what3words.com////laugh.scorch.hardening)

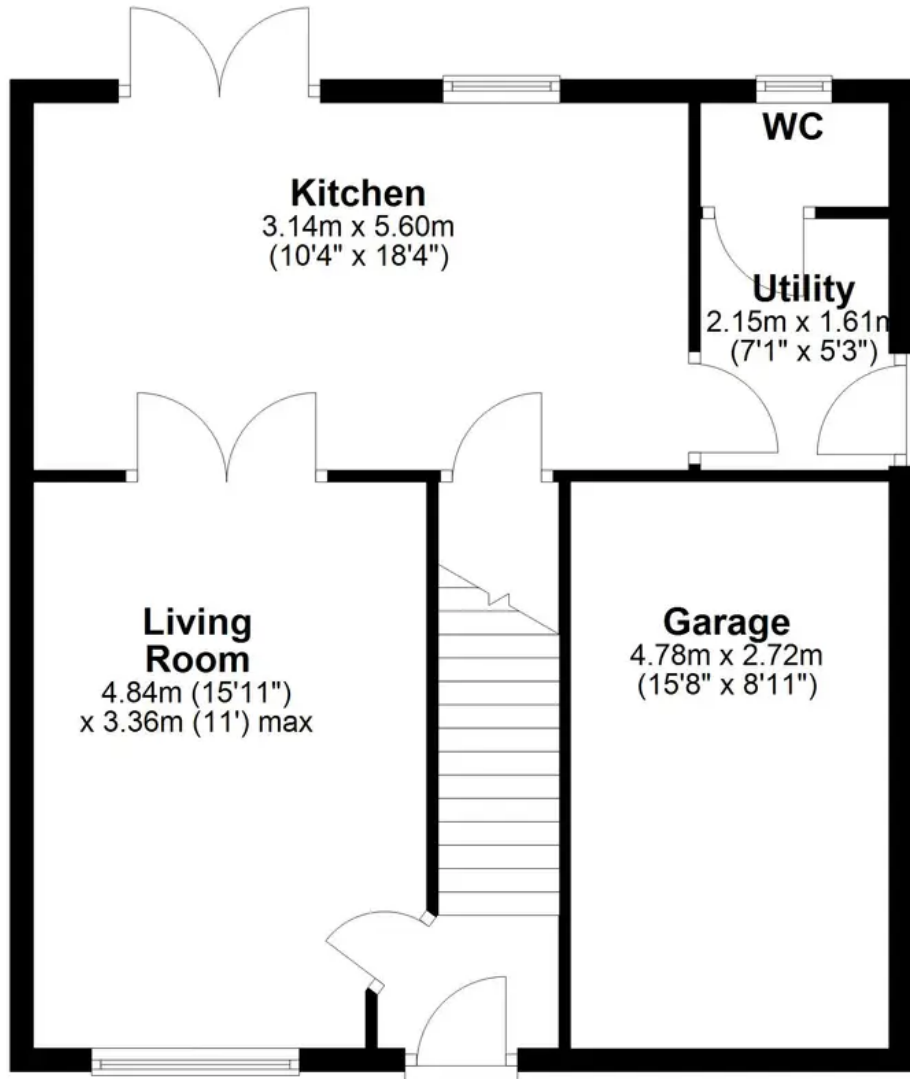
but if you want the traditional directions, please read on.

From Crediton High Street, head towards Exeter and turn left into East Street after the parish church. At the end turn left into Mill Street and follow the road until the mini-roundabout. Go straight over along Exhibition Road, past the rugby club and allotments and turn right into Primrose Way. At the bottom turn left into Willow Walk and follow the road when it enters the latest phase. The house will be found on the right.



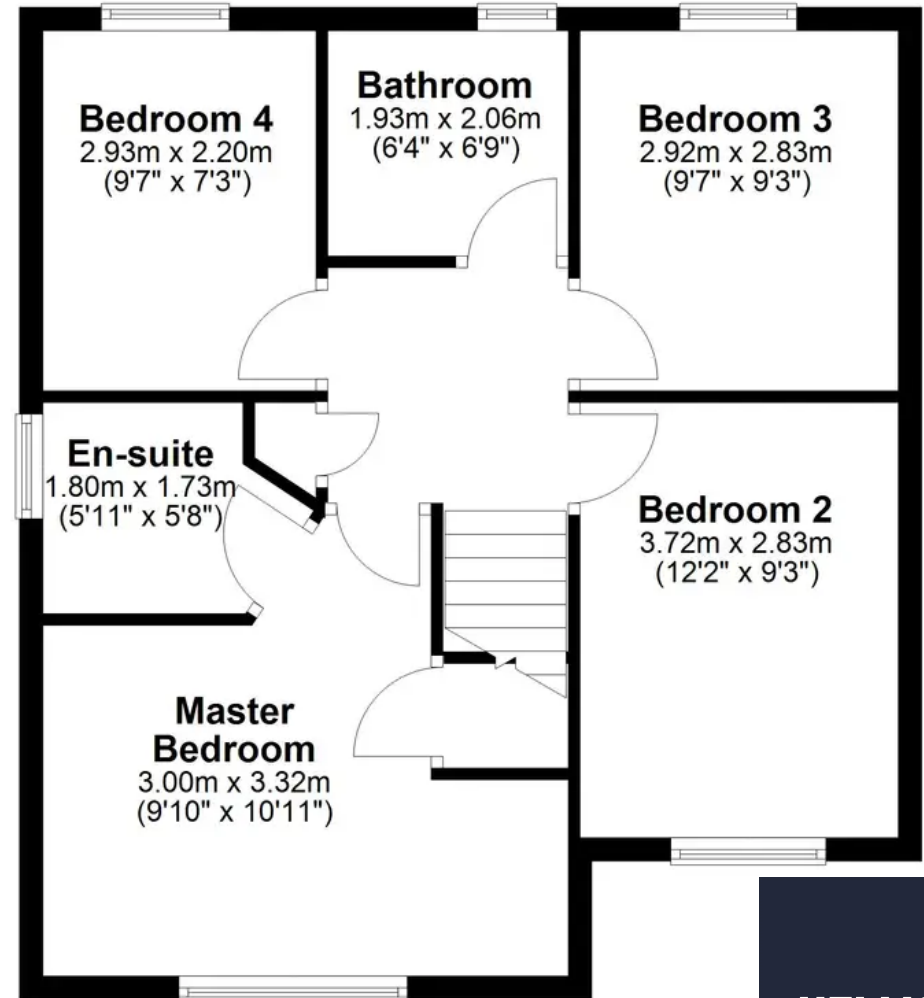
Ground Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 114.2 sq. metres (1228.8 sq. feet)

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