



6 Walnut Drive, Crediton, EX17 1JB

Guide Price £395,000

HELMORES
SINCE 1699

6 Walnut Drive

Crediton, EX17 1JB

- Beautifully presented 4 bed detached property
- Sought after quiet cul-de-sac location
- Recently refitted kitchen and bathroom
- Lovely size master bedroom with en-suite
- Integral garage with wide driveway
- No onward chain

**** Positive Update: The previously installed spray foam insulation in the loft, which was a concern for many mortgage providers, has been removed by a specialist company. This improvement greatly increases the property's mortgageability. If this issue deterred you before, it's now resolved, making the property well worth revisiting – it's a lovely place and there's no onward chain. ****

This lovely detached family property is superbly located in a sought-after cul-de-sac on the edge of Crediton, where tranquility meets convenience. It's on the market for the first time since its construction in the early 1990s, having been owned and superbly maintained by the current owners for over 30 years.

Entering the front door leads to the hallway. There's a staircase to the first floor, and an understairs cupboard. The living room is at the heart of this lovely home and has a stone open fireplace with fitted gas fire. A glazed door leads into a separate dining room which has doors to the rear garden. The kitchen was refitted approximately 5 years ago, and offers an extensive range of cream colour units, glossy laminated worktops,





and various built in appliances. An opening leads to a practical utility room, which has plumbing for a washing machine and a door to the outside. Off the utility, is a ground floor cloakroom with low level wc, pedestal basin and tiled walls.

On the first floor, there are 4 bedrooms, some having built in wardrobes. The master bedroom is a lovely size, and benefits from an en-suite shower room with separate shower cubicle, wc, and wash basin.

The main bathroom has been recently refitted with a modern white suite, having a p-shaped bath with shower over, wc with built-in cistern, and basin set in worktop surround. The walls are fully tiled giving a feel of quality.

The airing cupboard houses a mains gas fired boiler, which provides central heating via radiators throughout, and also the domestic hot water.

Outside, the front garden greets you with lovely lawns and vibrant flower beds, setting a picturesque scene. There's a wide block paved driveway which leads to an integral garage, with up and over door.

The rear garden is a secluded haven of greenery, featuring an enclosed lawn with a raised area surrounded by timber sleepers, flower beds, paved and gravelled pathways, well kept hedging and a timber built shed. A patio immediately to the rear offers the perfect outdoor retreat for relaxation or entertainment, and the whole rear garden enjoys a lovely wooded outlook that provide privacy and shelter.



Please see the floorplan for room sizes.

Current Council Tax: E (£2,908pa)

Utilities: Mains electric, gas, water, telephone, broadband not currently connected

Broadband within this postcode: Ultrafast Enabled according to Open Reach

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

Please note that the property is being sold with no onward chain. There may be various items of furnishings, including curtains, blinds etc to purchase as an option if desired.

DIRECTIONS :

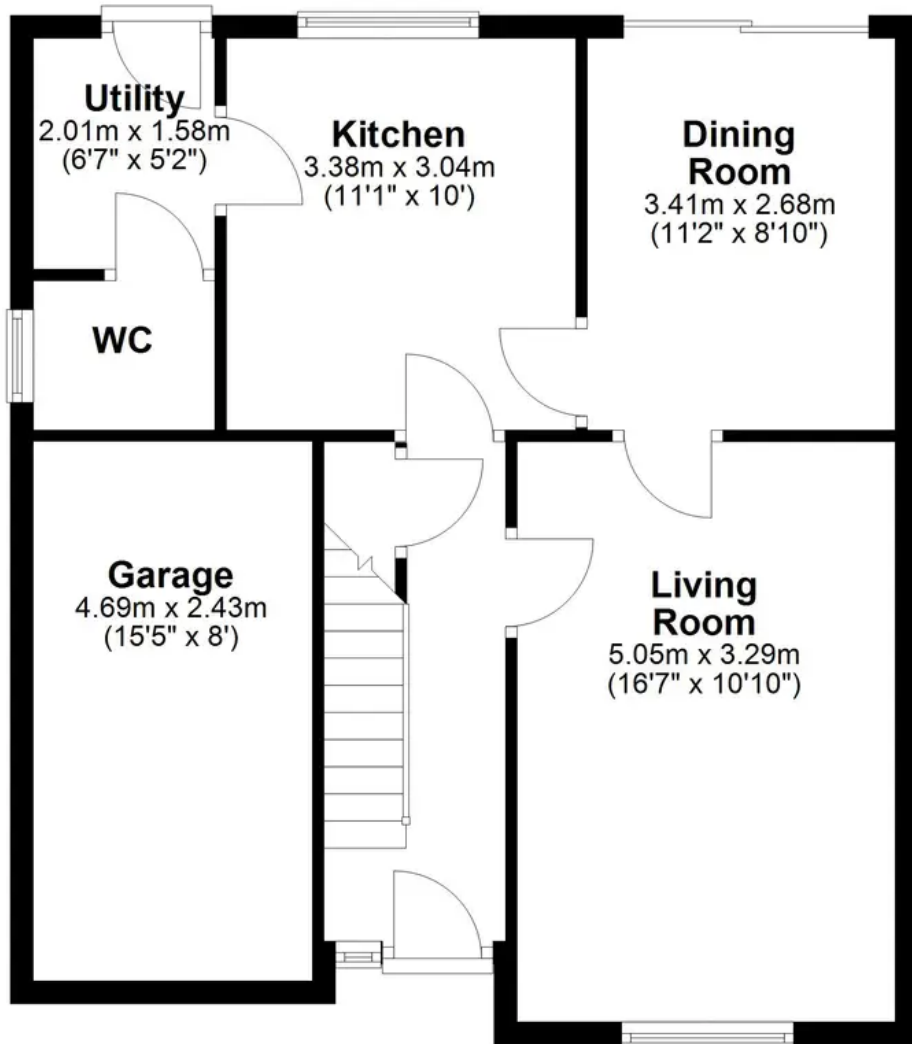
What3Words: [///launcher.dream.activates](https://www.what3words.com/launcher.dream.activates)

Postcode: EX17 1JB

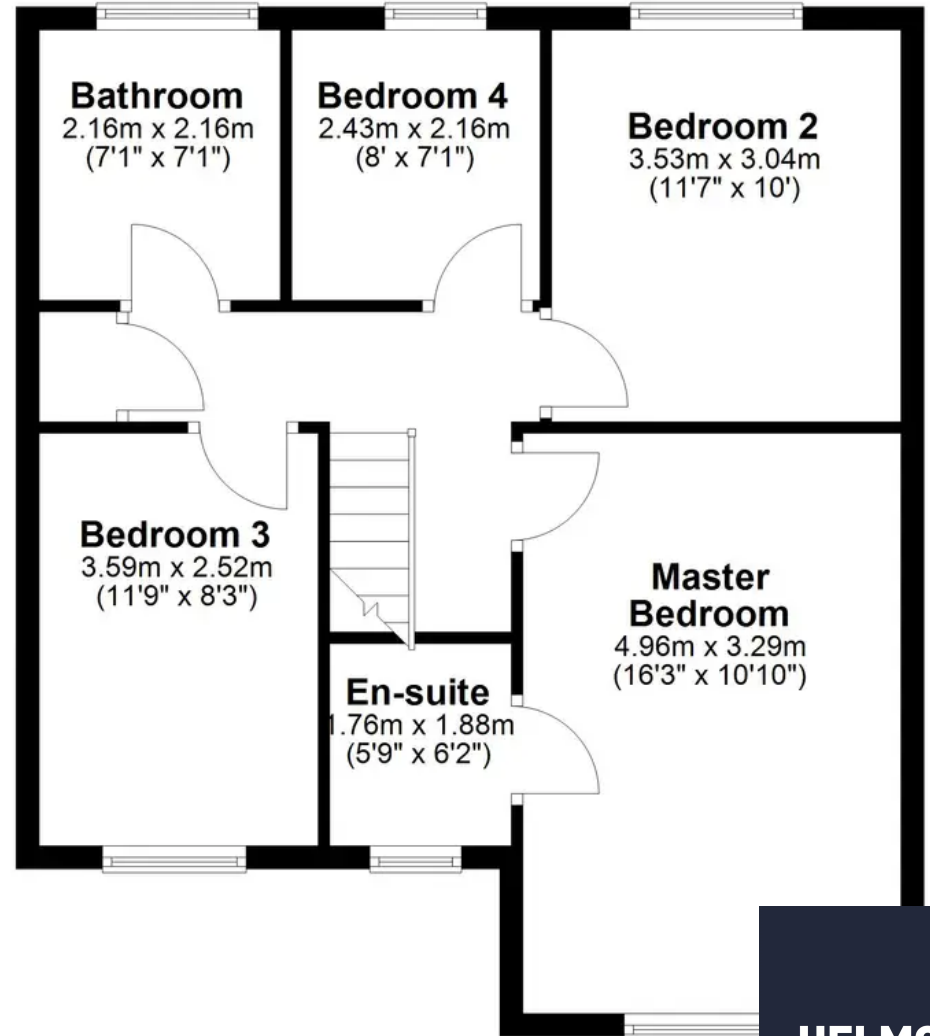
- From Crediton High Street turn off into Market Street
- Follow the road leading into Parliament Street
- Pass the Library and Newcombes Park on your right
- At the mini roundabout turn left into Jockey Hill
- Take the first right into Pounds Hill
- At the top of the hill proceed into Beech Park
- Take the 2nd left into Walnut Drive
- Number 6 will be found a few metres down the hill on the left



Ground Floor



First Floor





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.