



## 2 Creedy Road, Crediton

Guide Price £410,000

**HELMORES**  
SINCE 1699

## 2 Creedy Road

Crediton, EX17 1EW

- Detached bungalow in level town position
- 3 bedrooms and potential for loft conversion
- Lovely gardens to front rear and side
- Off road parking for 2 vehicles
- Kitchen with attached utility
- Mains gas central heating
- uPVC double glazing throughout
- Conservatory with wonderful outlook

This beautiful, detached bungalow is found in a level position, on a 'no through road', within walking distance of Morrisons, the leisure centre with swimming pool and football/rugby clubs, with bus transport links and the town square not far beyond.

The spacious accommodation (near 130sqm / 1,400sqft) is in fantastic order throughout and includes three bedrooms, all have built-in storage (the 3rd bedroom is used as a dressing room at present). The living room has a large picture window and an attractive real flame gas fire, the kitchen is also big, has great storage and worktop space as well as space for a Range style cooker.





There is an attached utility room and a sizeable dining room adjoining. To the side is a fantastic conservatory which has light, power and a radiator, plus a 2020 fitted 'reflective film' and blinds to make it useable all year round. The white suite family bathroom has the benefit of a separate shower to the bath, tiled walls, heated towel rail, WC and sink. The whole property has mains gas central heating and uPVC double glazing.

The current owners have explored adding a dormer and converting the loft into a master bedroom suite with a dressing area and upstairs bath/shower room. This is possible with a staircase coming from the entrance hall and would give the bungalow 4 bedrooms.

Outside: There are lovely gardens surrounding the property. In total the plot extends to around 30m by 13m. To the front there are low maintenance stone chippings and OFF-ROAD PARKING for two vehicles side-by-side.

The gardens to the side and rear are enclosed with side gates. To the side are lovely seating areas, raised vegetable beds and mature plants and shrubs surrounding, which gives it great privacy and is a wonderful outlook from the conservatory. A further gate to the rear garden gives access to two further paved seating areas, a fishpond, two sheds and an open-front store.

Please see the floorplan for room sizes.



Current Council Tax: Band D – Mid Devon 2023/24 – £2,379.96

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

**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). 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.

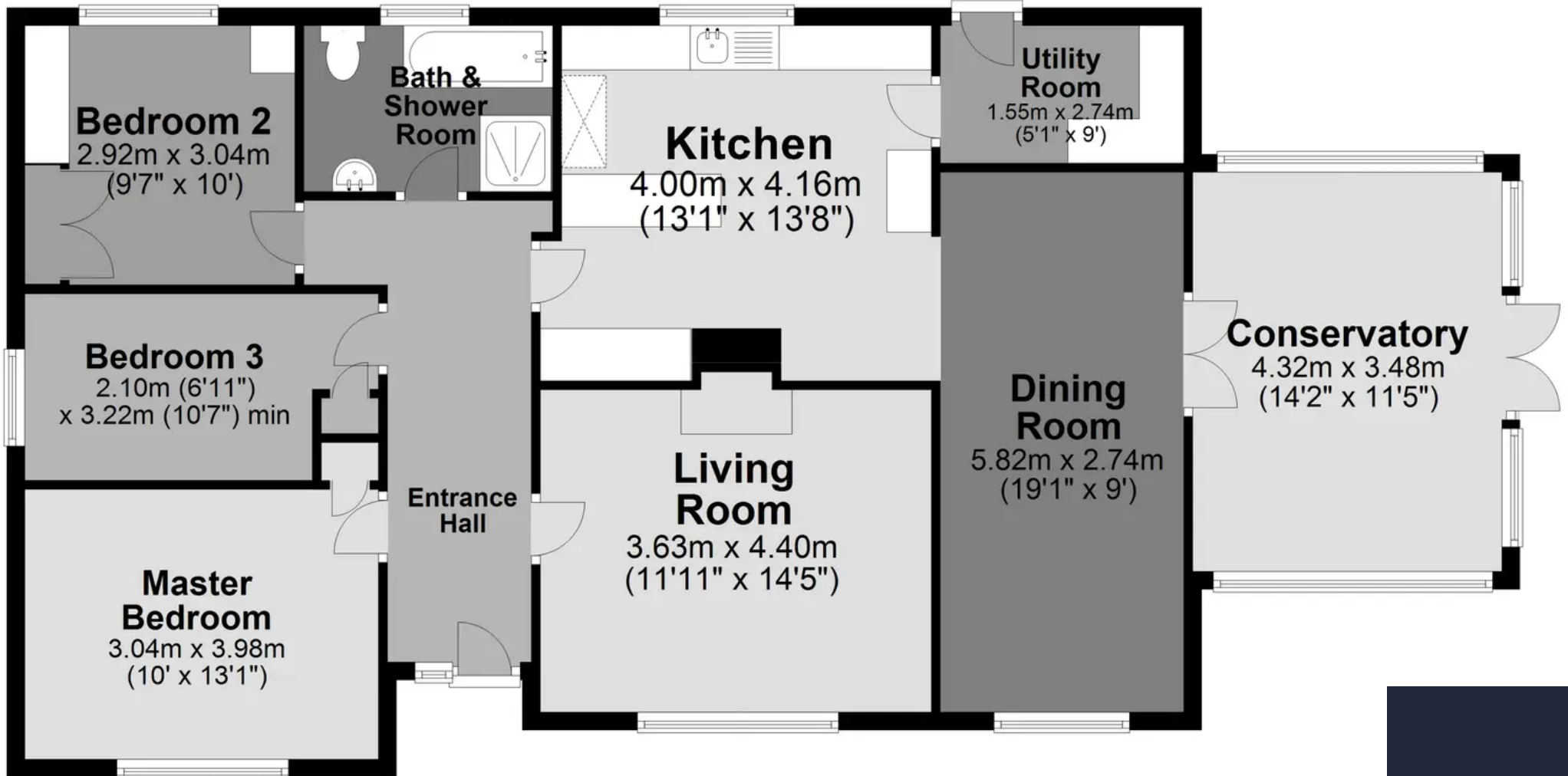
**DIRECTIONS:** From Exhibition Road (A3072) take the turning into Blagdon Close and bear right around the corner, taking the next left into Creedy Road & No. 2 is the 1st bungalow on your right.

**What3Words:** ///whites.butternut.fiction



## Ground Floor

Approx. 129.8 sq. metres (1397.4 sq. feet)



Total area: approx. 129.8 sq. metres (1397.4 sq. feet)



## Helmores

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