



14 Prince Of Wales Road, Crediton, EX17 2AG

Guide Price £325,000

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SINCE 1699

# 14 Prince Of Wales Road

Crediton

- 2 bedroom detached bungalow
- Superb elevated town position
- Easy to maintain gardens front and rear
- Living room and kitchen/breakfast room
- Views over the town to countryside
- Cut through to town on foot
- Off-road parking and large garage
- No chain

The views over the rooftops of the town are beautiful and the rolling Devon hills can be seen on the horizon. Being elevated, the light is fantastic and the property is bathed in sunlight all day. It's also on a corner plot, giving generous gardens to 3 sides and the current owners have ensured that it is all able to be utilised and accessible with the use of pathways and handrails. The gardens, although a great size, are easy to maintain with paving providing various seating areas and gravelled beds, ideal for pots. The bungalow is being offered for sale for the first time since it was built over 60 years ago! Inside and out,



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although the décor is a little dated, it's been incredibly well looked after. Replacement soffits and fascias have been installed along with uPVC double glazing. There is gas into the property which runs to gas fires and there are also storage heaters, but it's likely that with the gas supply already in situ, this would be replaced with gas central heating.

The layout provides a light sitting room to the front, 2 double bedrooms and a kitchen, plus a wet-room and plenty of built in storage. Adjacent to the bungalow is a garage, bigger than a single with a useful secure store at the rear which would work as kennels too. To the front of the garage is a driveway with parking for a couple of vehicles.

Prince of Wales Road is a cul-de-sac but there is a pedestrian cut through which shortens the walk into town, plus there is the town bus service passing the end of the road on Jockey Hill for those not wanting the walk back from town.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2115.53

Utilities: Mains electric, gas, water, telephone

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas fire/electric storage heaters

Listed: No

Tenure: Freehold



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**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** : For sat-nav use EX17 2AG and the What3Words address is [///snowballs.crimson.slices](#)

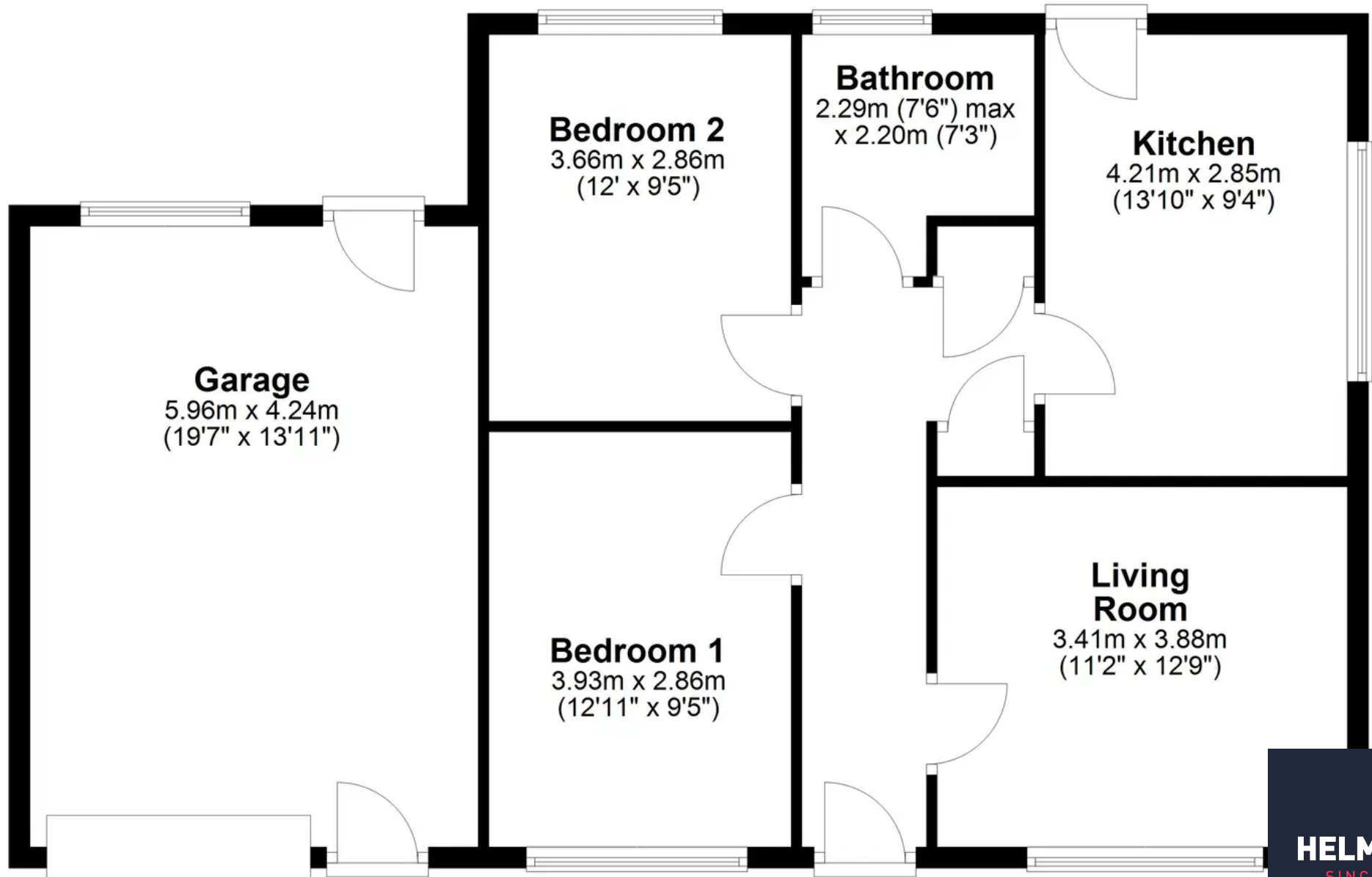
but if you want the traditional directions, please read on.

From Crediton High Street turn into Market Street and into the town square, leaving along the bottom road into Parliament Street. Continue into Belle Parade (passing the library on your right) and along the one way road. Go straight on at the junction and at the mini-roundabout, turn left up Jockey Hill and Prince of Wales Road will be found on your left. As you enter Prince of Wales Road, the bungalow is first on the right.



# Ground Floor

Approx. 88.3 sq. metres (950.9 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 sq. feet)





# Helmores

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