



**12 Creedy Road, Crediton**

Guide Price **£475,000**

**HELMORES**  
SINCE 1699



# 12 Creedy Road

Crediton, EX17 1EW

- Semi detached, completely renovated & extended
- 1st floor with ensuite bedroom added
- High quality finishes throughout
- Underfloor heating
- Solar panels with fixed feed-in tariff
- Downstairs ensuite bedroom
- Hi-tech additions and appliances
- Triple glazing
- Easy to maintain garden
- Wow factor in abundance!

12 Creedy Road is an exceptional property that provides flexible accommodation and a multitude of modern comforts. It has been completely renovated throughout and extended with an incredible attention to detail on finishings and layout to a show home standard. Located in a sought after area of town within easy reach of shops and public transport.

From the entrance hall, there is a WC with floor to ceiling tiles, quality finishes and motion sensor lighting as in the hallway, then on to the kitchen which immediately hits you with the wow factor, the array of modern units with all the built in appliances you'd expect, including full length fridge, 3 eye level slide and hide NEFF ovens, 2 full ovens that are self cleaning and an oven/grill, 4 warming trays, freezer and dishwasher. There is a 4 ring induction hob on the large island with pop up fully vented extractor and pop up sockets. The work tops are granite overlays and there is under low level lighting under the units.





There are patio doors that lead out to the back courtyard. The flooring throughout the downstairs is vinyl tiles and is all underfloor heated in 6 zones which are all fully controllable. The separate utility area leads to another door to the garden and there's cupboard space here and room for extra fridge/freezers. Just under the stairs there is door that leads to another utility area with space for washing machine and dryer and then on into the garage with electric roller shutter door.

At the front of the property is a spacious and light lounge, bifold doors lead out to the front garden and have built in retractable blinds. There is a woodburner which was installed in 2023 and fully commissioned which brings extra warmth and is inlaid into a granite hearth.

From the kitchen towards the rear of the property is an open plan dining room with bifold doors (again with built in blinds) which leads to the patio area at the back. To the side of the dining room is the downstairs double bedroom with fitted wardrobes, bedside tables, drawers and a laundry box, there's an ensuite with floor to ceiling tiles, a walk in glass panelled shower, sink with vanity unit, WC, and towel rail.



Upstairs via the bespoke glass balustrade leads to a landing area and on into a further double bedroom, again with fitted wardrobes and units, the wardrobes have sensor lighting incorporated, there is the benefit of an air-conditioning unit for those warmer summer nights. A dressing area leads through a dressing room area with fitted units and then through to the ensuite bathroom, with separate enclosed shower, bath, vanity unit and WC.



Outside to the front is a lawned area and a tarmac drive with space for 3 to 4 cars and to the rear is a large patio area, ideal for entertaining, this area has hardwired lighting around. All the outside space has been edged with brick retaining walls and is beautifully presented.

There are solar panels providing a good annual income (owned outright) and all works have been certificated and carried out to a high standard, a new gas boiler was installed in the last 2 years and the property has an alarm system. There is aluminium triple glazing throughout.

Please see the floorplan for room sizes.

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

Utilities: Mains electric, gas, water, telephone & fibre

Broadband within this postcode: Fibre

Drainage: Mains drainage

Heating: Mains gas central heating (underfloor and radiators) Solar PV & Woodburning Stove

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.

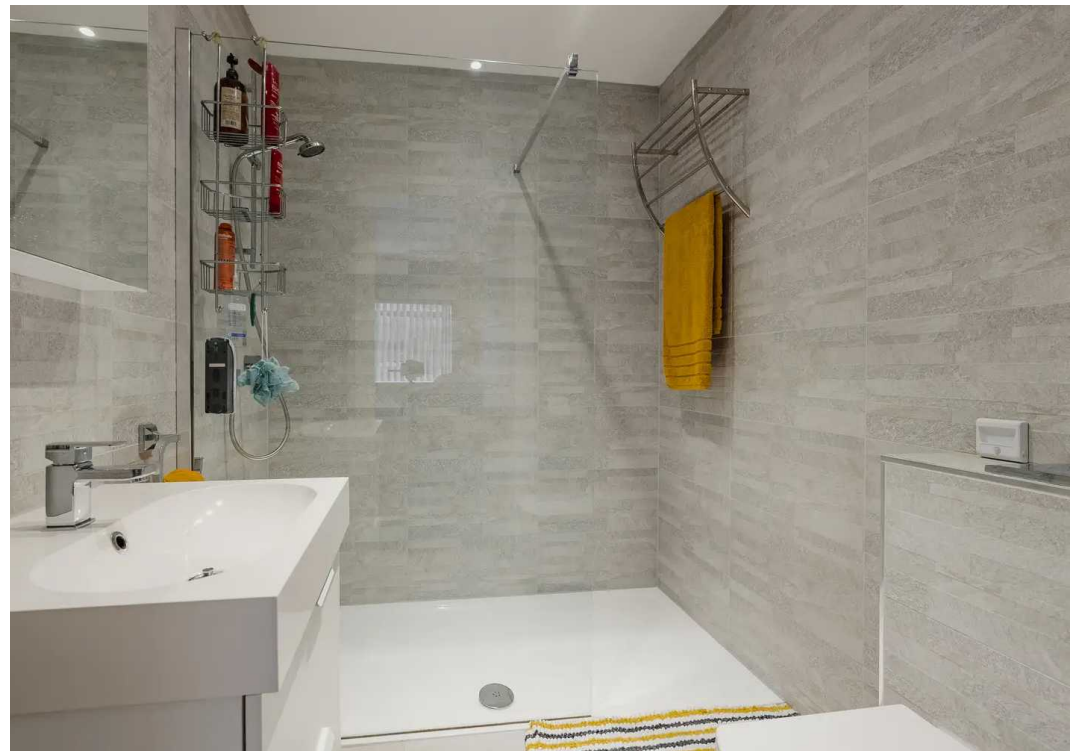
#### DIRECTIONS

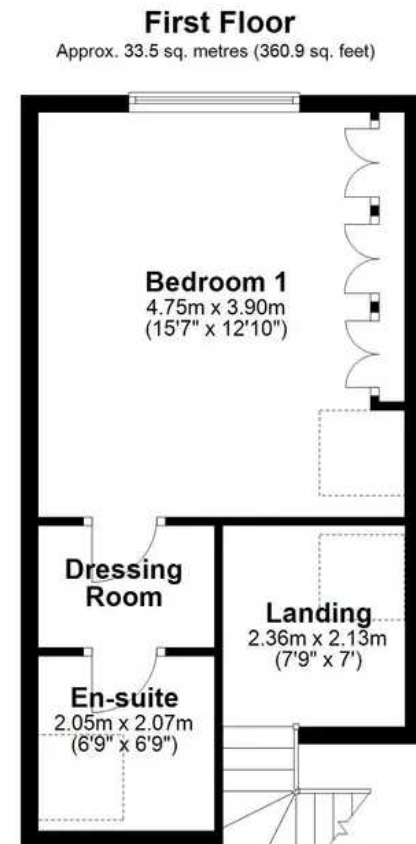
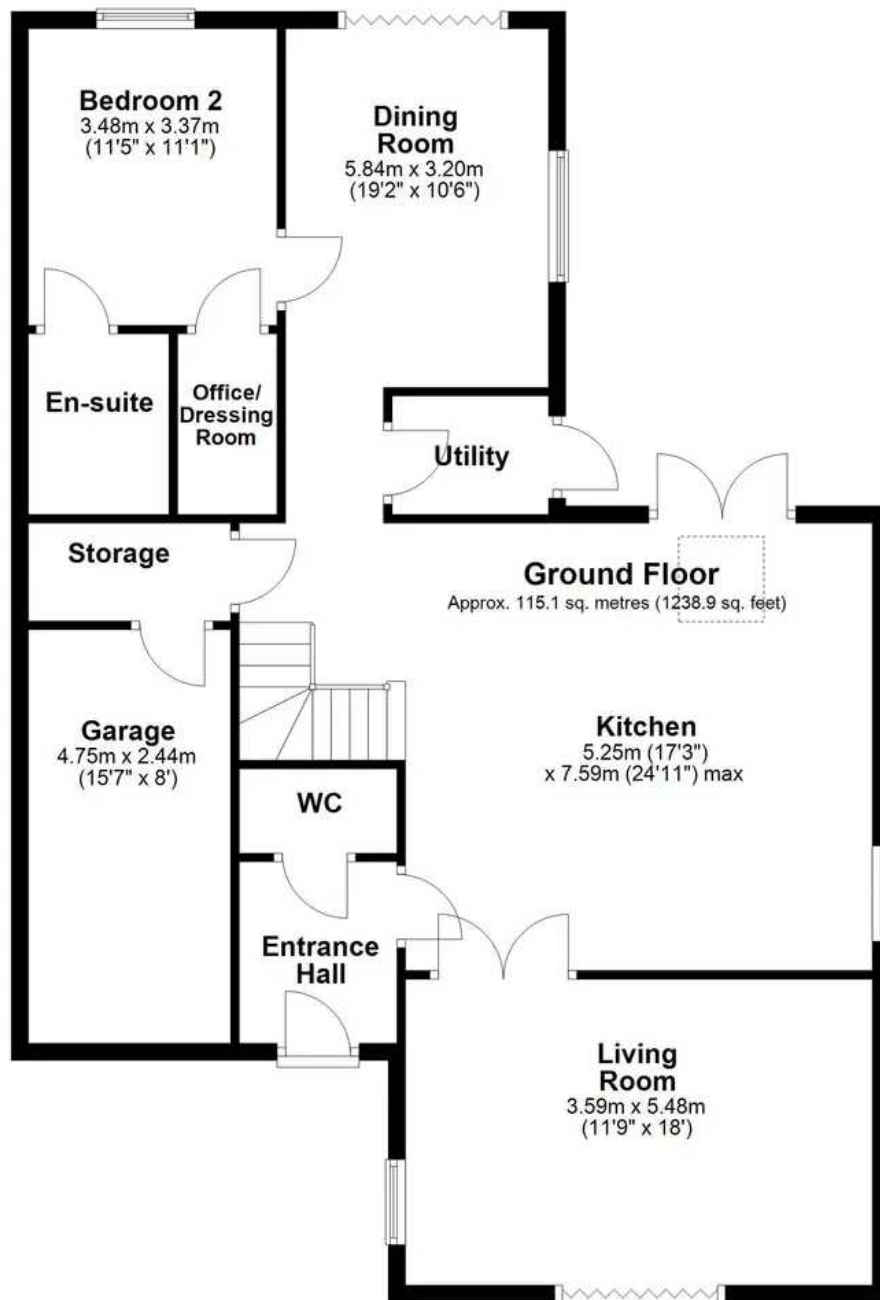
From Crediton high street head along the high street and past the church, then take a left turn onto East Street, then a left turn onto Mill Street. Continue on Mill Street until the roundabout is reached then bear left and take the first left onto Blagdon Close, head around to the right then take a left turn onto Creedy Road, no 12 can be found along on the right.

What3Words: [///crashing.ripples.eggshell](https://www.what3words.com/#!/crashing.ripples.eggshell)









Total area: approx. 148.6 sq. metres (1599.8 sq. feet)





# Helmores

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