



**24 Greenway, Crediton, EX17 3LP**

Guide Price **£300,000**

**HELMORES**  
SINCE 1699

# 24 Greenway

Crediton

- Superb semi-detached bungalow
- Town location with views
- 2 double bedrooms
- Extended living room
- Kitchen / breakfast room
- Utility and additional WC
- Solar panels and mains gas heating
- South facing rear garden
- Attached garage with driveway parking
- No onward chain

Greenway is a residential street with a mix of houses and bungalows, being close to the town and backing onto fields, it's an accessible and popular area. This is a semi-detached bungalow, extended by the current owners to provide fantastic living spaces with a larger living room, kitchen and utility area. It's all well looked after with a modern shower room and an up-to-date kitchen. There's also gas central heating, uPVC double glazing and solar panels (owned outright) which are on a good tariff.



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The bedrooms are both double with plenty of built in storage and they both enjoy a town outlook to the front. The bathroom has been converted into a shower room (room for a bath if a new owner preferred) which is ideal for those with reduced mobility. The living room is spacious with the aforementioned extension providing additional space and room for a second seating area or for a table and chairs, with doors opening out onto the rear garden (south facing). The kitchen/dining room is a great size with a tiled floor and built in cupboards providing plenty of storage and worktop space. There is a large Range cooker (available by separate negotiation) and a door leads to the utility room with matching cabinets, a second sink and an additional WC.

Outside to the front is an easy to maintain front garden with steps and pathways. It's paved and gravelled with brick retaining walls. There's a resin bound driveway with ample space for 2 vehicles leading to the attached garage with a separate side door. To the rear, the garden faces south and adjoins fields providing a peaceful outlook. The rear garden has been tiered for ease of maintenance and has an elevated patio seating area, artificial grass and central steps with handrails.



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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

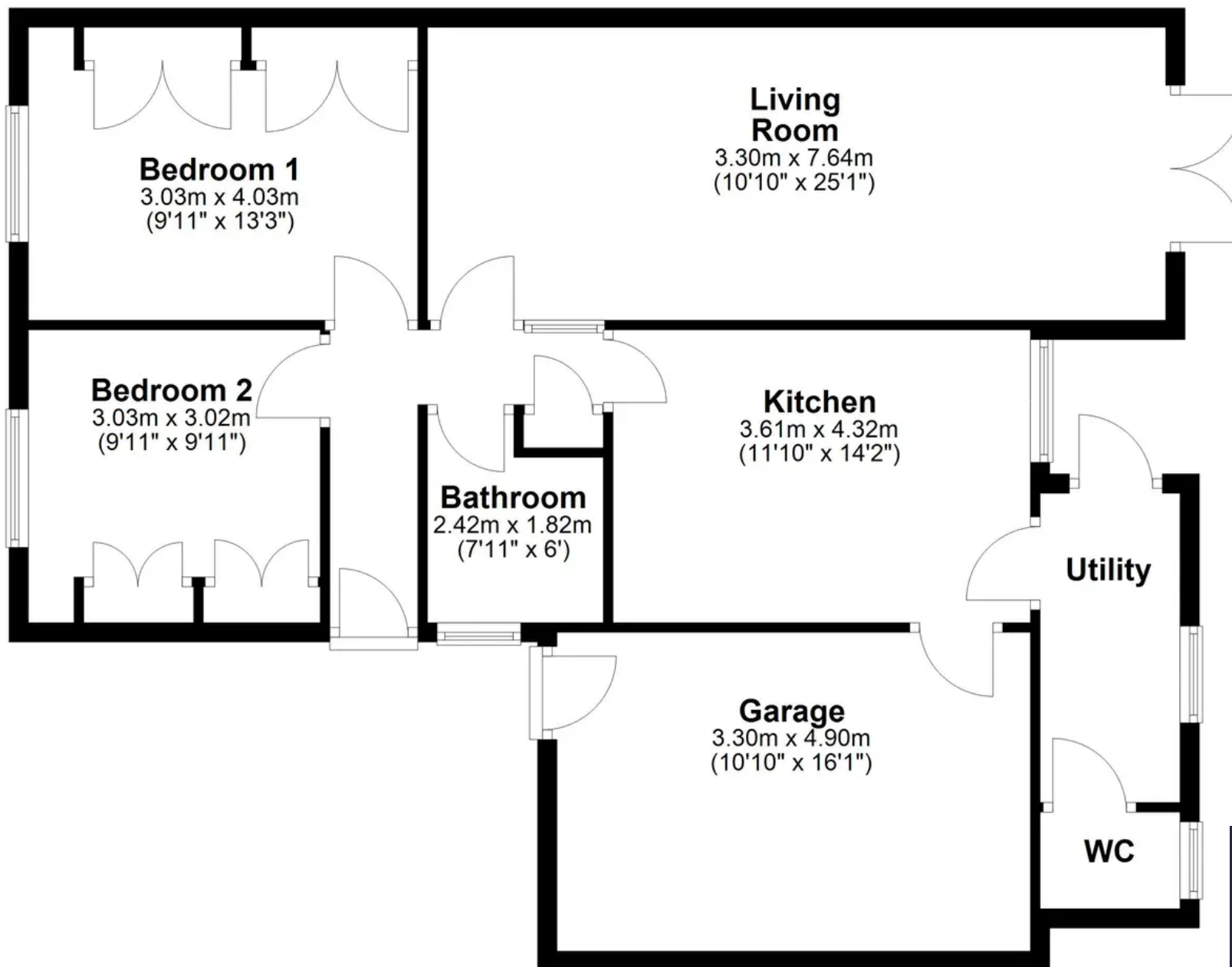
Tenure: Freehold

**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.



# Ground Floor

Approx. 95.9 sq. metres (1031.8 sq. feet)



Total area: approx. 95.9 sq. metres (1031.8 sq. feet)

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# Helmores

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