



42 Town Park, Crediton, EX17 3JN

Guide Price £275,000

HELMORES
SINCE 1699

42 Town Park

Crediton

- 3 bedroom townhouse
- Garage
- Parking for 2 vehicles
- Lovely views over the town
- Easy access to town centre
- Well maintained garden
- Spacious accommodation

Town Park is a popular area of Crediton due to its proximity to the town's amenities. This home has been well maintained and upgraded to create a comfortable and convenient, well presented home. The panoramic views over the town and countryside beyond are an added bonus to this already appealing home.



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The entrance on the ground floor has access to a cloakroom cupboard and an internal door into the garage. Stairs lead up to the main living space with a spacious & light lounge with 2 windows overlooking those fantastic views. The kitchen is on this floor with solid wood doors to the units, light coloured worktops and stainless steel sink. There is an electric fan oven with gas 4 ring hob, washing machine and dishwasher and space for a large fridge. There's plenty of room for a family table and a door gives access to the rear garden. The large picture window overlooks the garden and has fitted blinds.

Upstairs there is a master bedroom with a fitted wardrobe and views over the town. The 2nd bedroom is to the rear and overlooks the garden. The main bathroom has an enclosed shower and modern white suite, well fitted in a modern style along with a heated towel rail. The 3rd bedroom is a single and is at the front of the property again, overlooking the views. This room also has the benefit of a fitted wardrobe. There is gas central heating with a new Vaillant boiler fitted in the last few years and regularly serviced. The property has recently been re-roofed and has 9 years remaining on the warranty.



Outside to the front of the property there are 2 parking spaces and a garage. The main garden is to the rear and is terraced with a patio and decking area. There is no lawn for ease of maintenance and it's been well tended and well stocked with flower and shrub borders. There is access to the rear garden around the back of the neighbouring properties.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2024/25 - £2218.75

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

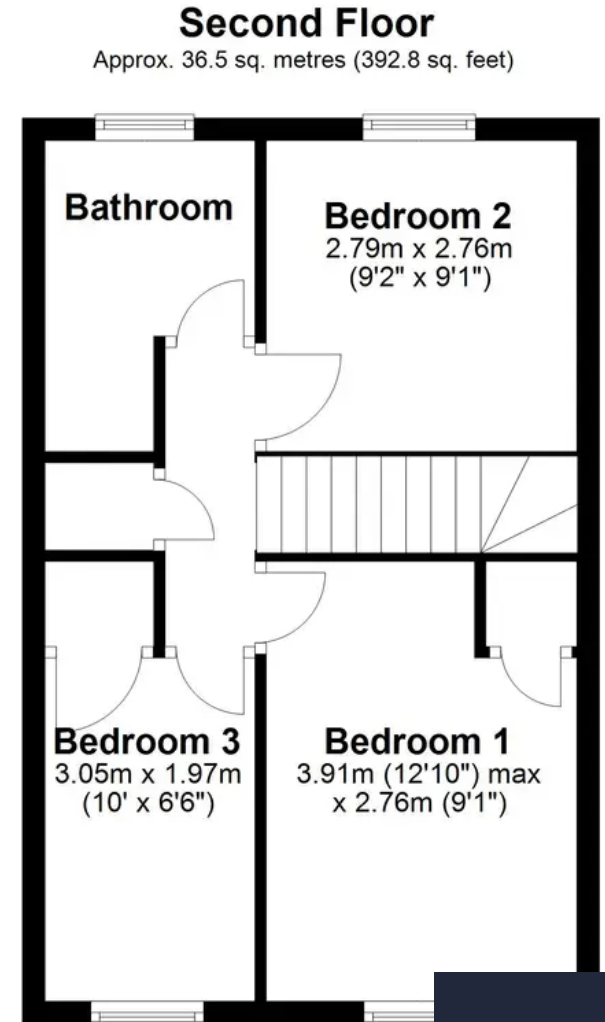
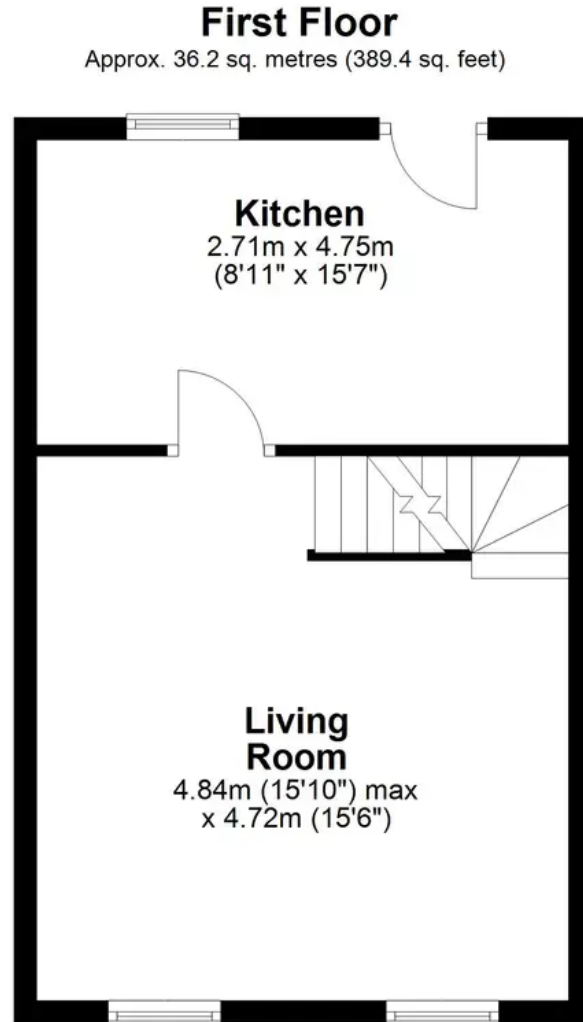
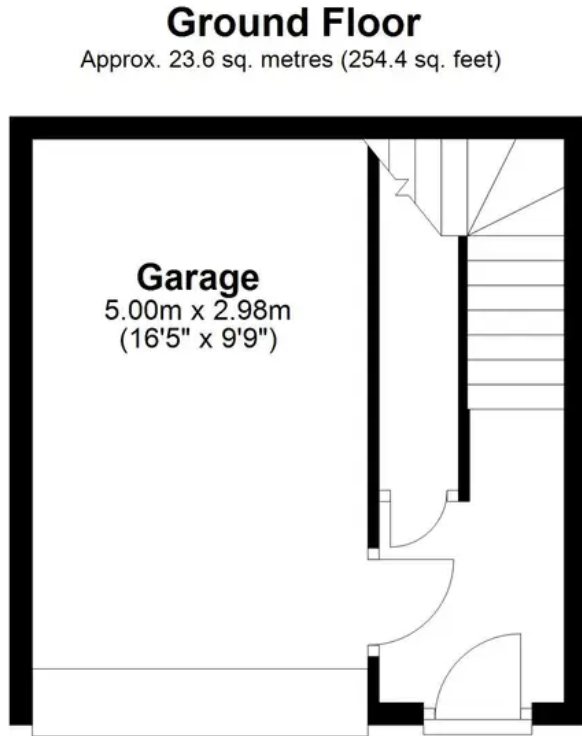
Listed: No

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 Crediton High Street, head in an westerly direction and take a left on St Saviours Way, at the top of the hill take a left turn along Town Park, no 42





Total area: approx. 96.3 sq. metres (1036.7 sq. feet)





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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