



9 Orchard Close, Crediton, EX17 2FB

Guide Price £320,000

HELMORES
SINCE 1699

9 Orchard Close

Crediton, EX17 2FB

- 2016 Built home
- South facing garden
- Parking for 2
- Well maintained & improved
- Downstairs WC
- 3 Bedrooms
- Close to shops & amenities
- Solar PV
- No Chain

Orchard Close was built in 2016 by the reputable developers Jenner Homes, with eco credentials in mind, there is solar PV and the home is very well insulated and cheap to run. Close to all the towns amenities yet tucked away in a quiet spot within Crediton.

The entrance hall is spacious and hosts an impressive oak and glass staircase, along with a downstairs WC and storage space, the Kitchen has all the integrated appliances you would expect from a quality build, ie washing machine, dishwasher, fridge & freezer. The units are an attractive cream gloss and there's a cooker and 4 ring ceramic hob with extractor, the flooring in the kitchen & hall was upgraded just a few years ago and there is space for a dining table.





The lounge is spacious & light with a patio door to the garden. Upstairs there is a single & a double bedroom overlooking the garden and views and a master bedroom to the front with wardrobes, there is a space here that is plumbed for an ensuite so one could be easily added if required. The bathroom has been recently upgraded and has floor to ceiling tiles with a white suite and modern vanity unit, an airing cupboard can be found on the landing. There is uPVC double glazing throughout and solar PV panels (owned outright) and gas central heating.

Outside to the front is path laid to decorative chippings and to the side is parking for 2 cars, one space is currently utilised with a garden shed. There is side access to the rear garden which is laid to lawn with a patio area and shrub borders. There is also a visitor parking area and plenty of on street parking near-by.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2024/25 - £1941.41

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating, Solar PV

Listed: No

Tenure: Freehold



HELMORES
SINCE 1699

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 Town Square proceed along Parliament Street, passing the library and Newcombes Park on your left, at the junction turn left onto Newcombes and follow the road up to the top & 9 Orchard Close can be found on your right.

What3Words: [///workbook.city](https://www.what3words.com/#!/workbook.city).moderated





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.