



**8 Avranches Avenue, Crediton**

Guide Price **£300,000**

**HELMORES**  
SINCE 1699

## 8 Avranches Avenue

Crediton, EX17 2HB

- Elevated town edge position
- 3 bedroom semi-detached home
- Immaculate throughout
- Kitchen/diner opening onto garden
- Generous living room
- Ground floor WC
- Family bathroom
- Front and rear gardens
- Garage and off-road parking

Built in the 1990's with some wonderful views to Dartmoor over the surrounding Mid Devon countryside, Avranches Avenue is a development of 2, 3 and 4 bedroom homes, in an elevated town edge position on the North West side of Crediton. It's a busy market town, just 7 miles from the centre of Exeter and has great facilities and infrastructure.





This home is a 3 bedroom semi-detached house which has been very well improved by the current owner and is literally ready for a new owner to move into. Throughout, the original house has been upgraded, from the uPVC double glazing, to the internal doors and flooring, to the kitchen and bathroom, it's all been done well and tastefully, sure to attract a range of buyers. The layout offers a spacious living room, a ground floor WC and a kitchen/dining room which opens onto the garden. On the first floor are the 3 bedrooms and the family bathroom with those far reaching views to the front. With the modern windows, gas central heating and brick finish to the outside, it's an easy home to maintain and run.

Outside there's a lawned front garden and the driveway leads to the detached single garage. A pathway to the side leads to the rear garden which is somewhat of a blank canvass with timber fencing and lawn with a patio directly to the rear of the kitchen doors. Overall the garden is approx. 10m x 10m.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon 2024/25- £2496.09

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



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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 2HB and the What3Words address is [///curable.fines.fluctuate](https://www.what3words.com/curable.fines.fluctuate)

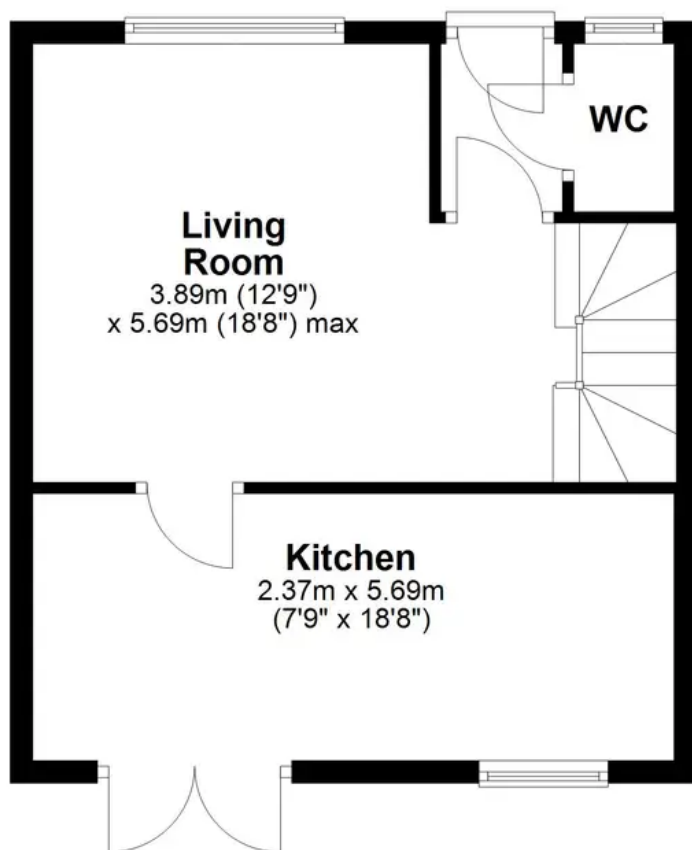
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed West to The Green and bear right at the traffic lights and then immediately left up the hill into St Martins Lane. At the top, go across the junction into George Hill and proceed to the top of the hill and a left turn takes you into Avranches Avenue. The property will be found on the right hand side.



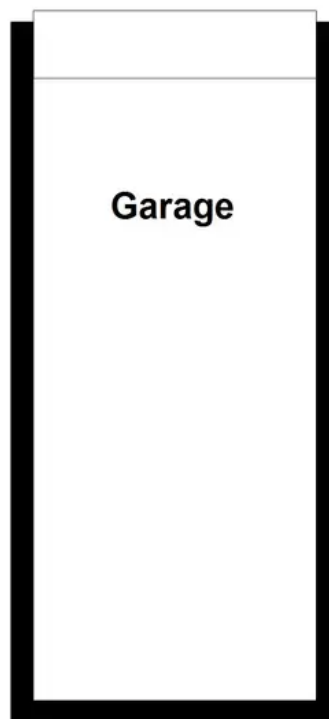
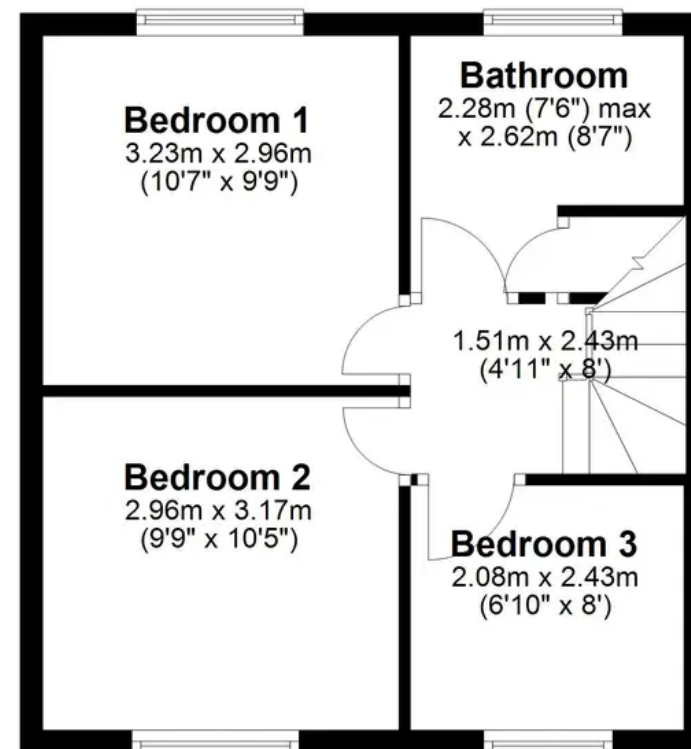
## Ground Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



## First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



Total area: approx. 85.8 sq. metres (923.5 sq. feet)

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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.