



Trebarwith St. Martins Lane, Crediton, EX17 2DR

Guide Price £395,000

HELMORES
SINCE 1699

Trebarwith St. Martins Lane

Crediton, EX17 2DR

- Superbly presented link-detached dormer bungalow
- Four bedrooms, two on each floor
- BRAND NEW kitchen, bathroom and shower room in 2022
- Long driveway, garage and gardens to three sides
- Living room with wood-burner
- Sunroom dining area off kitchen
- Mains gas central heating and uPVC double glazing

This lovely link-detached dormer bungalow is found in a central location within Crediton, handy for schooling, bus transport links and with all the High Street's amenities also within walking distance.

The superbly presented accommodation extends to 150sqm / 1,617sqft and includes a brand new kitchen (2022) with integrated fridge freezer, twin oven, induction hob, extractor fan, washing machine and dishwasher, plus a centre island with breakfast bar. An opening leads to the sunroom dining area, which had a roof replacement, light lantern and new electrics in 2022 too. The dual-aspect living room enjoys lots of natural light and a wood-burning stove (2022) with two bedrooms on this level, served by a modern freestanding bath and shower room and a separate WC. Proceeding upstairs, where fresh carpets have just been laid, we have a further two bedrooms with built-in storage drawers and a modern shower room with large shower cubicle, WC and vanity unit. The property has mains gas central heating and uPVC double glazing throughout.





Outside: To the front is a long driveway (10.6m) leading to the garage, with up and over door, light, power, electric door with a remote control and a rear door and window to the garden. Gardens are found to three sides - to the front is a raised and well planted garden which sets it back from St Martins Lane and offers good privacy. The L-shaped side and rear garden (rear 13.2m x 4m) is accessed from a side gate, or via the garage/sunroom. It has areas of decking, paving, mature flower beds and borders and an ornamental fishpond. There is disabled access to the property through the garage, into the garden and via a slope into the sunroom.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,404.17pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold



DIRECTIONS: For Sat-Nav use EX17 2DR, Trebarwith is found up on your righthand side if coming from the traffic lights at St Lawrence Green.

What3Words: ///suitably.zaps.jousting

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) – with an Ofsted “outstanding” sixth form. 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.



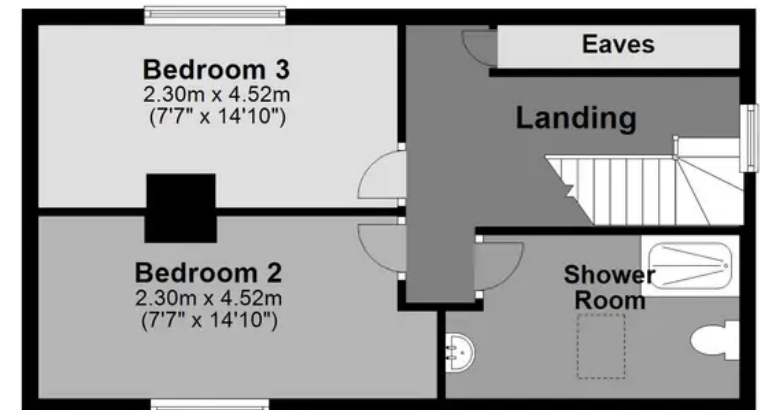
Ground Floor

Approx. 111.0 sq. metres (1194.5 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 150.2 sq. metres (1617.1 sq. feet)



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