



## 5 Monks Close, Crediton, EX17 2EL

Guide Price **£460,000**

**HELMORES**  
SINCE 1699

# 5 Monks Close

Crediton

- Large detached bungalow
- Level corner plot
- Double garage
- Garden with orchard
- Conservatory
- 3 Double bedrooms
- Master bedroom with ensuite
- Utility room
- Solar PV panels
- No Chain!

Monks Close is an exclusive small development of bungalows situated with the market town of Crediton. This property ticks all the boxes with a level plot, spacious accommodation, conservatory, double garage plus parking and lovely gardens. Set on the northern side of the town, it's not too far from everything Crediton has to offer including the vibrant high street with shops, cafes and restaurants.



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From the spacious entrance hall and through to the right is a very large lounge with bay window to the front and a wide arch through to the dining area, this leads through to the attractive conservatory with doors leading to the garden. The kitchen has maple effect units with an oven and 4 ring gas hob, there's space for a dishwasher and fridge and even enough room in here for a table and chairs. From the kitchen is a utility area with sink, units and space for a washing machine and a door leading out to the rear garden. The hallway has a guest WC and two good storage cupboards. The large master bedroom has 2 double fitted wardrobes and an ensuite with shower, WC & sink. There are two further bedrooms, both doubles, one to the front and one to the rear overlooking the garden, both have fitted wardrobe space. The family bathroom has both a white suite bath and separate shower. There is uPVC double glazing throughout and the benefit of solar PV panels.

Outside to the front is the double garage with up-and-over doors with power and light and parking for 3 cars leading to the property past a lawned area all on the level. There is access both sides of the property to the rear garden, being a corner plot it is private and large with a fruit tree orchard to the side and lawn and patio to the rear, there is a further lawned area behind a fence which could be opened up or utilised as a vegetable garden. The whole rear garden is fully enclosed and suitable to pets.



Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2024/25 - £3050.77

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

Conservation Area: No

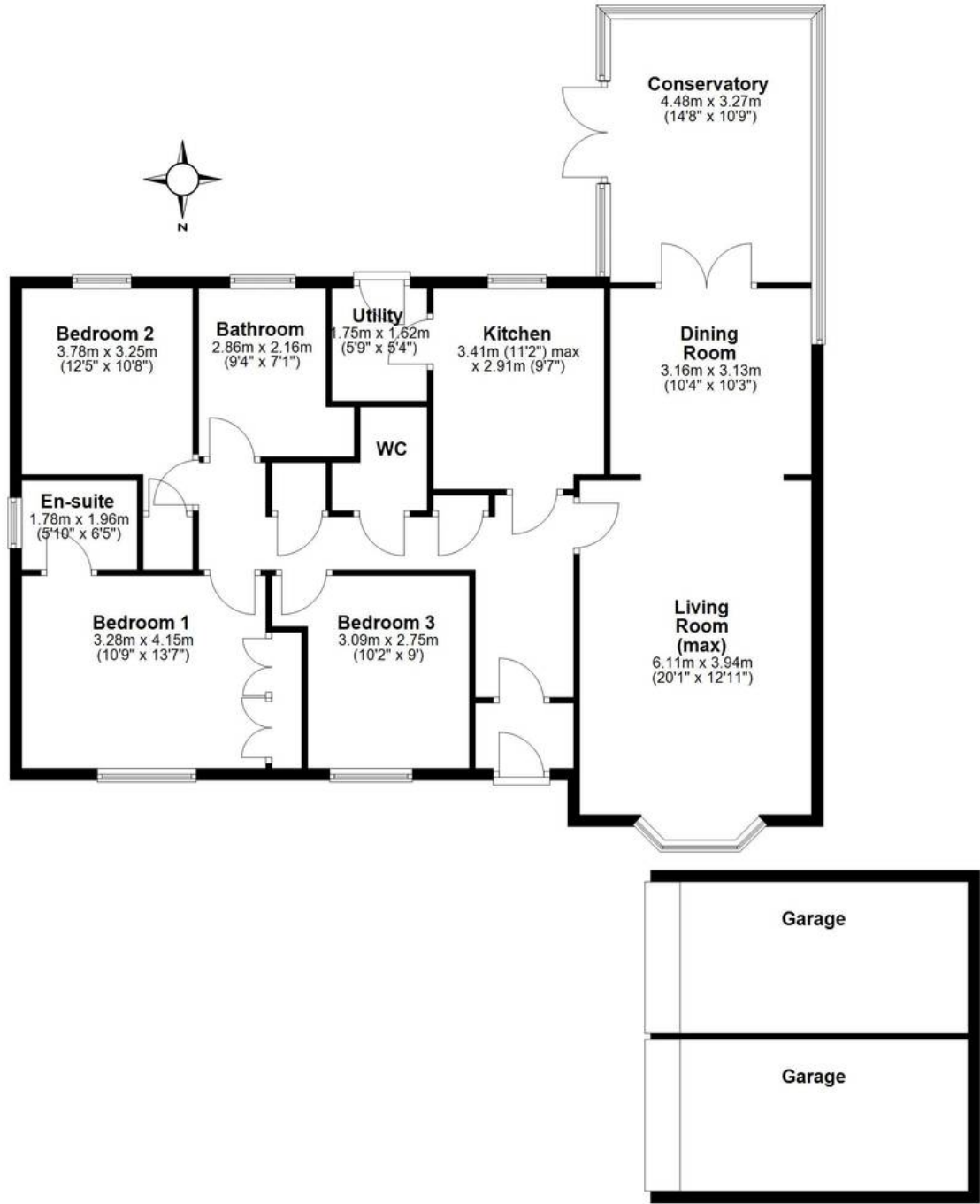
Tenure: Freehold

DIRECTIONS : From Crediton High Street proceed up Searle Street, at the top, take a left turn and proceed along Peoples Park Road and then on to Alexandra Road. Take a right turn at Southfield Drive and continue up and around to the right where you will find the property marked with a sign in the top left corner on Monks Close.

What3Words: ///flag.upholding.jump



**Ground Floor**  
Approx. 154.5 sq. metres (1663.1 sq. feet)



Total area: approx. 154.5 sq. metres (1663.1 sq. feet)



# Helmores

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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.