



56 Tarka Way, Crediton, EX17 3FG

Guide Price **£330,000**

HELMORES
SINCE 1699

56 Tarka Way

Crediton

- 2021 Built Townhouse
- 3 Bedrooms
- Master bedroom with ensuite
- Parking for 2 vehicles
- Integrated garage
- Lovely views
- Open plan kitchen/diner
- Enclosed Garden

Built in just 2021 by Devonshire Homes, this lovely end terrace 3 storey town house offers flexible modern living accommodation in the heart of this thriving market town. With views over the countryside and the added bonus of parking on the drive and an extra space, there's an enclosed garden and great access to bus, train and shops, this home has a light, bright and airy feel.

You enter the property on the ground floor into a wide hallway with internal access to the garage and a large storage cupboard. The first floor has the main living accommodation with a spacious lounge including feature long length windows. The kitchen has white gloss units and includes a double AEG oven and ceramic hob, integrated fridge/freezer and dishwasher. The dining area of the kitchen with room for a table leads out through patio doors onto the garden. On this level there is also a good sized WC with utility cupboard for washing machine/dryer.





On the top floor there is a double bedroom to the rear over looking the garden, the master bedroom to the front with fitted wardrobes and ensuite shower room, the further bedroom overlooks the town onto fields beyond. The bathroom has a bath with shower over and screen. The property benefits from gas central heating and uPVC double glazing throughout.

Outside to the front is an easy to maintain area with a store for bins and recycling with the drive and parking for one, the other parking space is just across the road, the garage has an up and over door and an internal access to the entrance hall. The rear garden has a patio area and is mostly laid to lawn with flower and shrub borders. There is a side access path leading up to the enclosed garden which is shared with just two other properties.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2024/25 - £2,218.74

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: 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

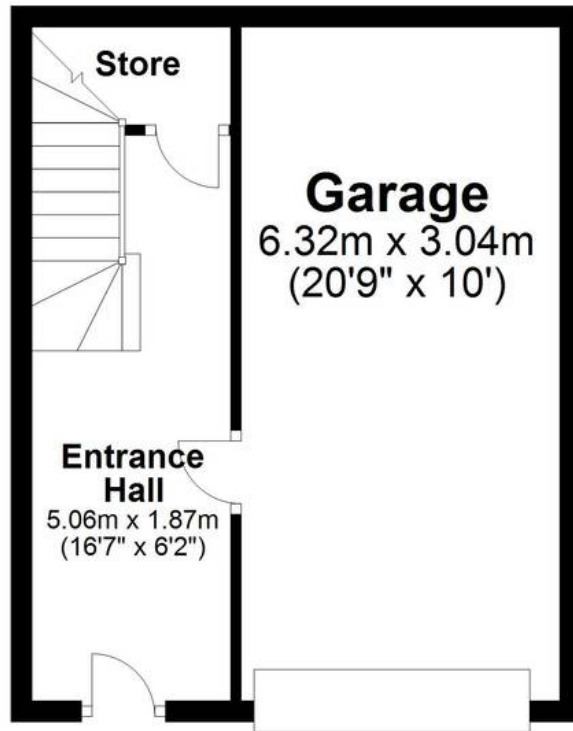
From Crediton High Street, take the A377 in an easterly direction towards Exeter, at the Tesco roundabout, take a left turn then immediately left again onto Tarka Way. Continue down and no 56 can be found on your right hand side.

What3Words: [///coaching.engraving.zoos](https://www.what3words.com////coaching.engraving.zoos)



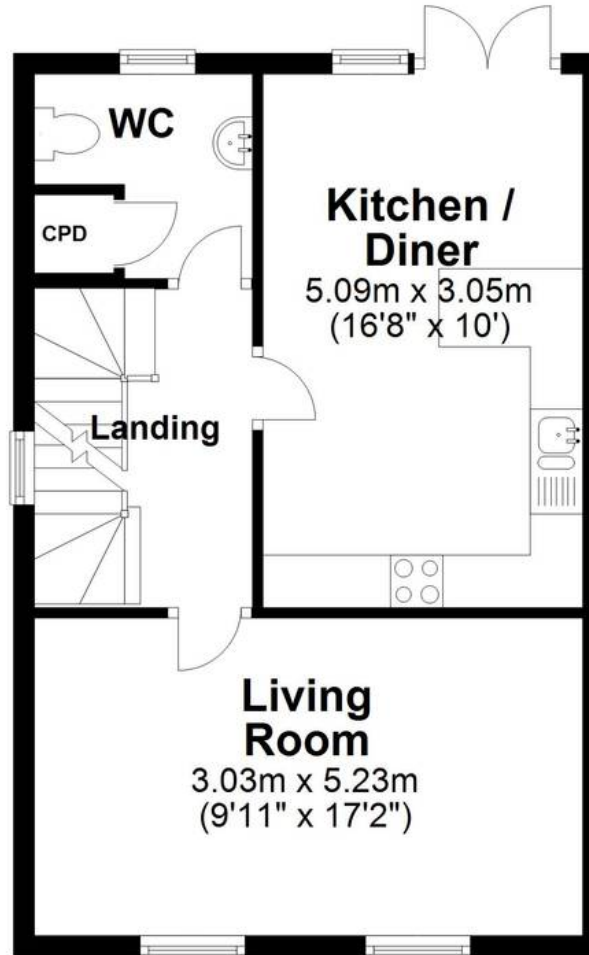
Parking Level

Approx. 11.2 sq. metres (120.2 sq. feet)



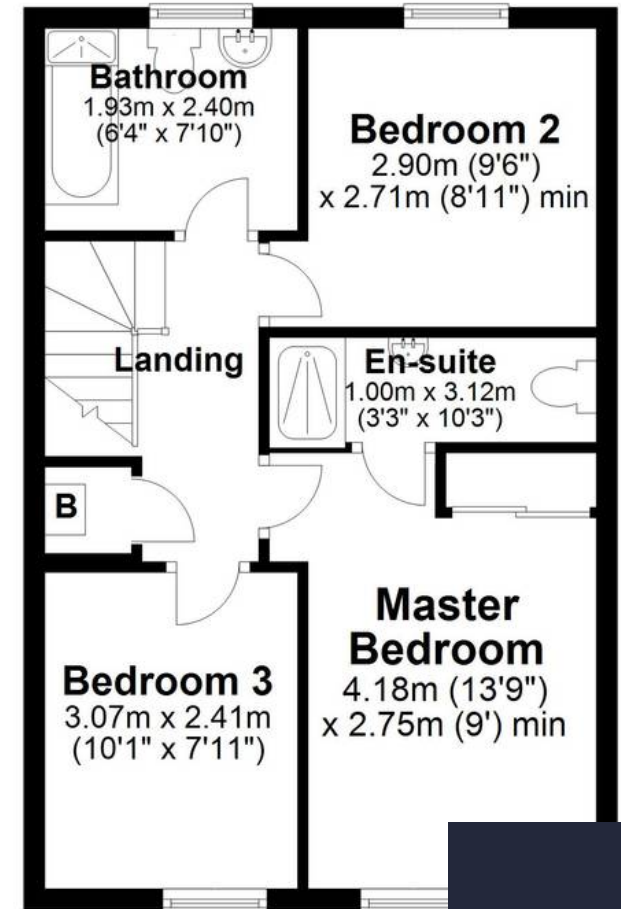
Garden Level

Approx. 42.9 sq. metres (461.7 sq. feet)



Second Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



Total area: approx. 97.4 sq. metres (1048.2 sq. feet)

HELMORES
SINCE 1699



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.