



## Fairview Bungalow, Murley Close, Crediton, EX17 2DU

Guide Price **£355,000**

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# Fairview Bungalow, Murley Close

Crediton

- Brand new detached bungalow
- 2 bedrooms and shower room
- Views to Dartmoor
- Open plan kitchen/living room
- Level plot
- Airsource underfloor heating and solar panels
- Off-road parking for 2
- Easy to maintain garden
- 10 year structural warranty
- No chain

To the western end of the market town of Crediton, and on the north side of the valley is this brand new bungalow on a level plot with some stunning views out towards Dartmoor on the horizon. The location is certainly high on many lists being elevated for the views, the quiet neighbourhood and it's still in the town with all the amenities that it provides. Built in the former garden of the neighbouring house, it's a brand new build, completed in September 2024 by a local firm and comes with peace of mind with a 10 year structural warranty (by Stroma).



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At the heart of the build was the energy efficiency and ensuring that the bungalow had low running costs for the future occupiers. This was achieved with a high level of insulation and the installation of an air-source heat pump, which combined with solar panels is an excellent way to provide consistent heat at a lower cost. This provides heating to the underfloor heating which is found in every room. It's also a light property with big windows to the living room taking in the view and afternoon/evening sun. The plot is level with 2 off-road parking spaces and easy to access and maintain paving surrounding the property. There's plenty of room to sit out and have a few pots to the side and there's an option to install a gate at the front to make it pet secure too.

The layout provides a welcoming entrance hall with engineered oak flooring which runs into the open plan living/dining/kitchen. The stylish German kitchen (by CJ Interiors) provides ample storage and working space and has integrated appliances throughout. Doors lead out to the garden making it a light and sociable space. The 2 bedrooms are both doubles and served by a central shower room and a large cupboard.

This is an exceptional bungalow with some beautiful views to Dartmoor and it's rare to find a brand new bungalow in the town, particularly in such a good location.

Agents' Note: There is a contribution to the maintenance of the driveway, shared with the neighbour but as it's brand new, this isn't expected to be needed for many years!

Please see the floorplan for room sizes.



Utilities: Mains electric, water, telephone & broadband plus solar PV

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Airsource heat pump and underfloor 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** : For sat-nav use EX17 2DU and the What3Words address is [///inefficient.birds.collects](https://www.what3words.com/inefficient.birds.collects)

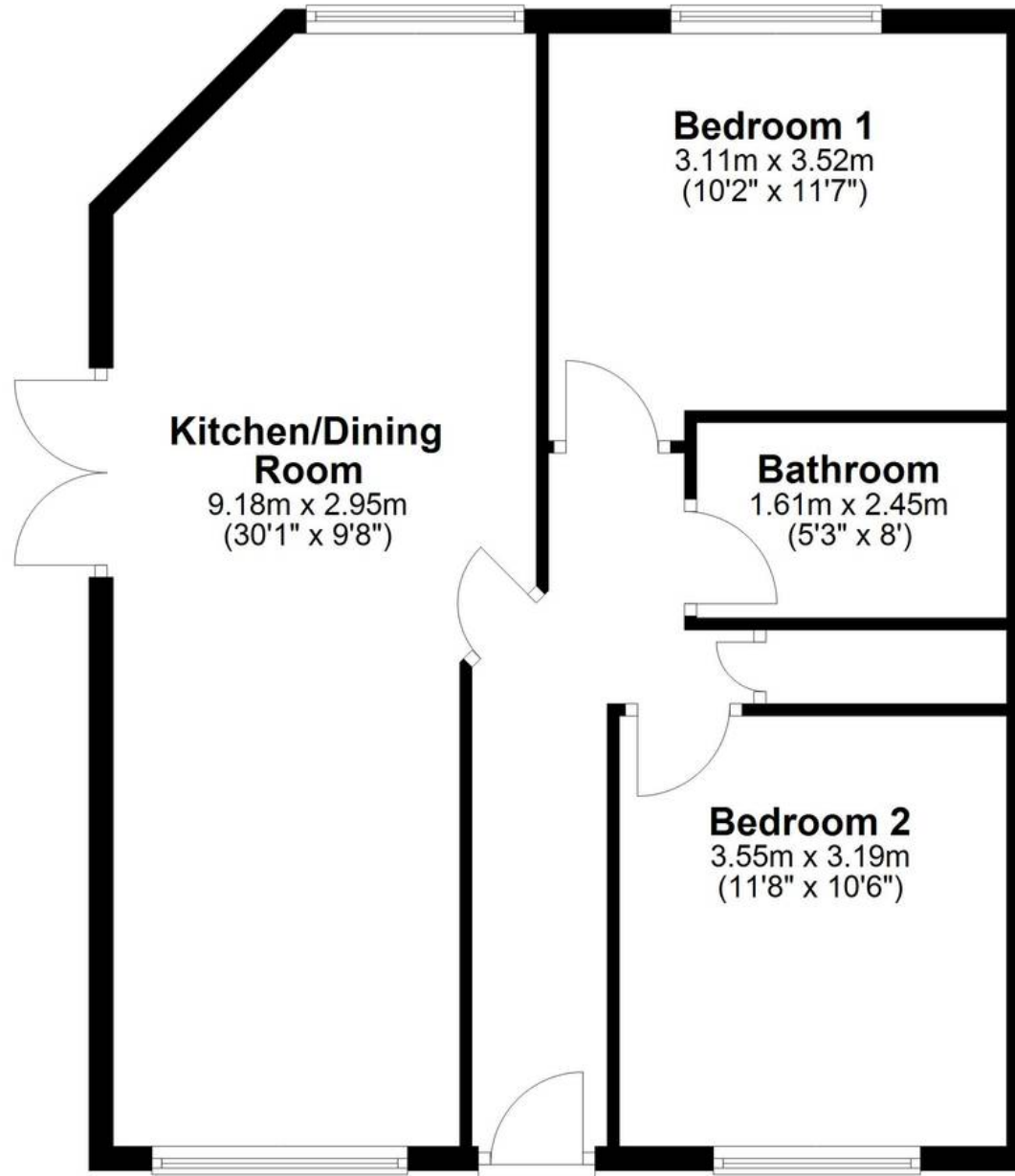
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed West to The Green and turn right at the traffic lights and then immediately left into St Martins’ Lane. At the top, go straight over and into George Hill, continue up the hill and you’ll see Murley Close on your left and the property is first on the left.



## Ground Floor

Approx. 65.5 sq. metres (705.3 sq. feet)



Total area: approx. 65.5 sq. metres (705.3 sq. feet)

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# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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