



Orchard Cottage Churchill Drive, Crediton

Guide Price £510,000

HELMORES
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Orchard Cottage Churchill Drive

Crediton, EX17 2DW

- Large detached property
- Short walk to town centre
- Fully upgraded and refurbished in 2020
- 4/5 double bedrooms
- Large open plan kitchen / diner / lounge
- Garden room
- Patio dining area with pergola
- Parking and garden
- Woodburning stove
- Downstairs shower room

Just a short walk from all that Crediton has to offer as a vibrant market town, Orchard Cottage offers spacious living accommodation in a property that has had everything renovated since 2020 including kitchen, bathrooms, electrics and heating. With a garden stretching all around the house, parking and versatile living accommodation, it has the possibility of ground floor living by turning the study into a bedroom, served by a downstairs shower room.



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The kitchen has a modern array of white gloss drawer units with integrated dishwasher, fridge/freezer, AEG double eye level self-cleaning oven and 4 ring halogen hob and a door leading out to the garden. The kitchen flows nicely into the dining area with patio doors and then on to the lounge area giving a large, spacious and sociable area for living and entertaining. The lounge has a large picture window to the front with views over to fields and a modern style woodburning multi-fuel stove fitted in 2021. The hallway leads off from the front porch and has a downstairs shower room with WC and storage. There is a utility cupboard with plumbing for washing machine/dryer which is shelved and a downstairs study which could also be used as a bedroom served by the shower room.

Upstairs there are four large double bedrooms. The master bedroom has a fitted wardrobe and bedroom 3 and 4 share a jack-and-jill shower room with floor to ceiling tiles and a vanity unit sink. The family bathroom has a separate shower and oval feature free-standing bath, also with floor to ceiling tiles and a vanity sink unit. There is gas central heating and uPVC double glazing throughout.

Outside to the front is a drive with parking for 2 vehicles and a garage which is currently separated into two parts, a storage area at the front and craft room to the rear. The partition could easily be taken down to re-instate as a garage. The house is surrounded by garden on all sides with lawned areas and flower and shrub borders. To the western side is a greenhouse and lovely patio area with pergola perfect for outdoor dining and entertaining.

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
(80mbps)

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.

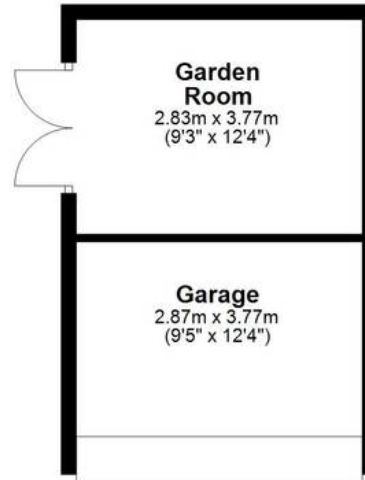
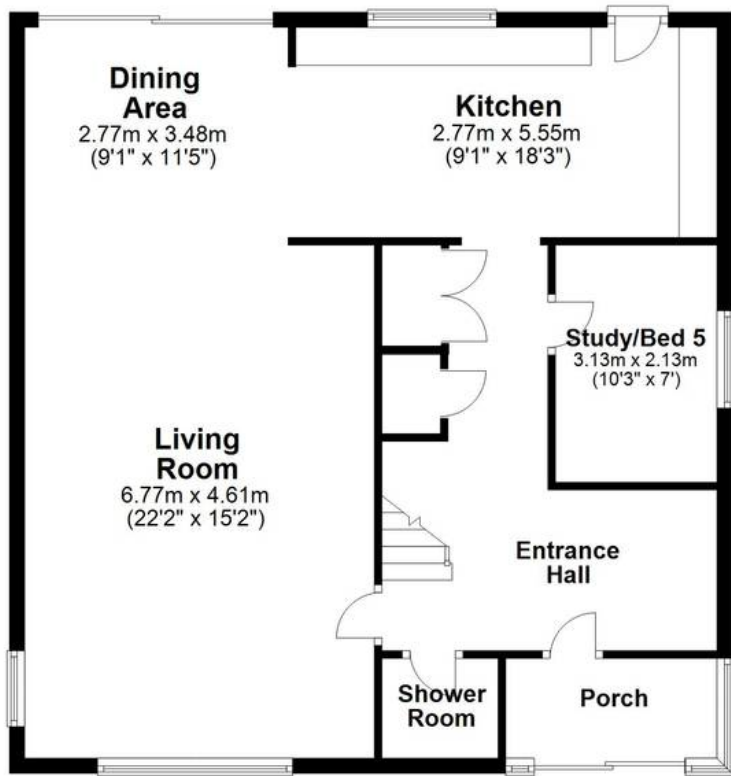
DIRECTIONS : From Crediton High Street, take Searle Street and take a left turn at the top, go along until Churchill Drive is found to the left where Orchard Cottage can be found at the bottom on the right.

What3Words: [///disposal.overheat.domain](https://www.what3words.com/disposal.overheat.domain)



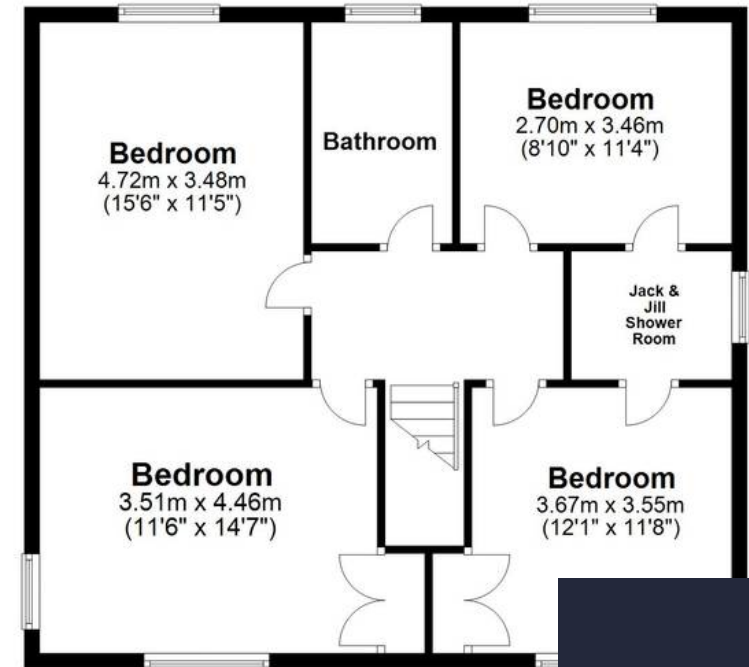
Ground Floor

Approx. 109.9 sq. metres (1182.7 sq. feet)



First Floor

Approx. 77.1 sq. metres (830.0 sq. feet)



Total area: approx. 187.0 sq. metres (2012.7 sq. feet)

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