



19 Kirton Drive, Crediton, EX17 3DW

Guide Price **£275,000**

19 Kirton Drive

Crediton, EX17 3DW

- Unique 3 bedroom detached property
- Town location away from main roads
- Extended and re-modelled accommodation
- Amazing kitchen/dining room onto gardens
- Ground floor WC and first floor bathroom
- Private rear garden, garage

Within Crediton town there are pockets of houses that aren't obvious to many, even those that have lived in the town for years and this development is one of them. Built in the mid 2000's, Saxon Close and Kirton Drive is a development of 2, 3 and 4 bedroom homes. The mix of styles provides something for everyone and has proved to be a popular destination for families over the past few years. Being off the main road and part of a no through road, there's not much traffic noise whilst being in the town with schools and amenities on hand.

This property is pretty unique. It's a detached coach house but one with a difference. Usually, coach houses are built as one floor, over garages but this one was designed and built with the overall plot in mind. In order to make the most of the surprising and private garden, it was built with a ground floor entrance, kitchen and WC before going upstairs for the remaining living space. Not only that but the current owners have extended on the ground floor and created a fantastic family kitchen/dining room on the ground floor (with underfloor heating to





kitchen area), making this a real one off. The kitchen is well designed and has a huge amount of space for entertaining friends and family plus plenty of light from the skylight and glazing along the rear. With room for a dining table and chairs, this has made the ground floor the sociable heart of this home. Stairs lead up and into a great sized living room which could be zoned as required to provide additional study space but as it is, it's a great room, again with plenty of light and being on the first floor adds a touch of difference to the norm. A clever reconfiguration of the bedrooms has allowed for 3 bedrooms and a family bathroom (with underfloor heating) which completes the first floor. There's mains gas central heating and uPVC double glazing throughout. It's not just the inside that is unique, there's a beautiful garden too with various zones, it's well stocked and gives year-round use with a low maintenance design. At the front, there's a garage with up and over door providing further parking or storage. There's 2 further garages leased on peppercorn rents to other properties but there is no space for vehicles to be kept in front of them. There is also no power to these garages, they have been used for storage for many years.



Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 2000's

Construction Notes: Standard

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

Drainage: Mains drainage

Heating: Gas fired central heating (plus underfloor heating to the kitchen area and family bathroom)

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice – Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

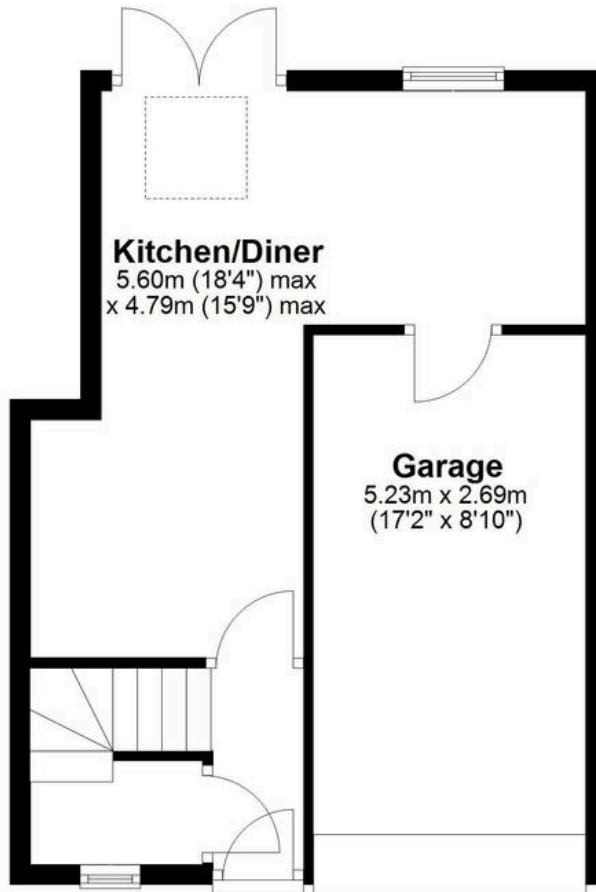
DIRECTIONS : For sat-nav use EX17 3DW and the What3Words address is [///defend.decoded.opera](#)

If in Crediton High Street, proceed towards Exeter, passing the parish church on your left, bear around to the right, passing the fire station and after approx. 400m take a right turn into Park Road. Take the first left into Dokkum Road and then first right into Fulda Crescent. At the end of Fulda Crescent, you'll reach the newer houses in Saxon Close, bear around to the right and turn right into a driveway, the property will be found in the courtyard.



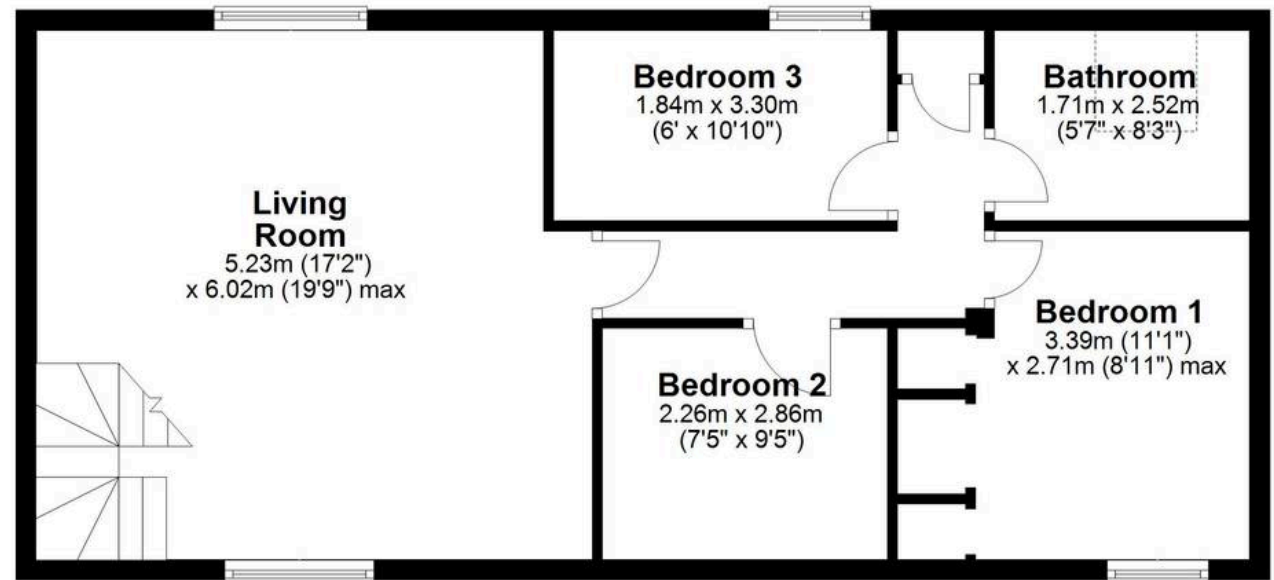
Ground Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



First Floor

Approx. 64.9 sq. metres (698.9 sq. feet)



Total area: approx. 104.6 sq. metres (1125.5 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.