



50 Spruce Park, Crediton

Guide Price £250,000

50 Spruce Park

Crediton, Crediton, EX17 3HJ

- Beautifully presented family home
- 3 good sized bedrooms
- Town location
- Modern kitchen/dining room
- Wonderful gardens front and rear
- Far reaching views
- Residents parking area
- Spacious, 1950's well built house

It's no surprise that with their great plot sizes, a 1950's solid build, some far reaching views and their town positions, the houses in the Spruce Park area are very popular with a range of buyers. Ideally positioned within walking distance of the towns' amenities including both primary and secondary schooling and public transport for Exeter, they provide excellent homes for those moving up and down the property ladder. So if you're looking for a 3 bedroom family home in the town, then read on.

Located at the lower end of Spruce Park, this mid-terraced home has the distinct advantage of the use of a residents parking area. Although it's not owned parking, this house has historically had the use of a couple of spaces with the remainder used by just a handful of homes in the small close.





Accessed from the parking via a short footpath, the property has a landscaped front garden making it easy to maintain. A couple of steps lead up to the front door and into the property itself. Instantly there's a feeling of "home" with modern solid timber doors and a neutral décor. The layout is different to some other in the area, with a separate living room and a wonderful kitchen/diner which is the heart of the home. This opens into a utility area and a back door leads to the rear garden (more of that later). The style and comfort could lead you to think you're in a country cottage rather than town! Upstairs are 3 good sized bedrooms (3rd current set out as an office) and the family bathroom. As you'd expect, there's all mains services including gas central heating and uPVC double glazing too. Being council tax band B is a bonus, and will help to keep those running costs down too.

The rear garden will be a real attraction to many buyers being a large space and certainly one to keep keen gardeners busy! The rear garden has a lower seating area and steps lead up to the main area of lawn. There's a separate pedestrian access into the garden without needing to go through the house and a large timber workshop/store - ideal for bikes and outdoor equipment etc.

This is a cracking house and sure to be popular!

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1950's

Construction Notes: Brick cavity with tiled roof



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

Drainage: Mains

Heating: Gas fired 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, three 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 3HJ and the What3Words address is [///awake.splinters.equivocal](https://www.what3words.com/awake.splinters.equivocal)

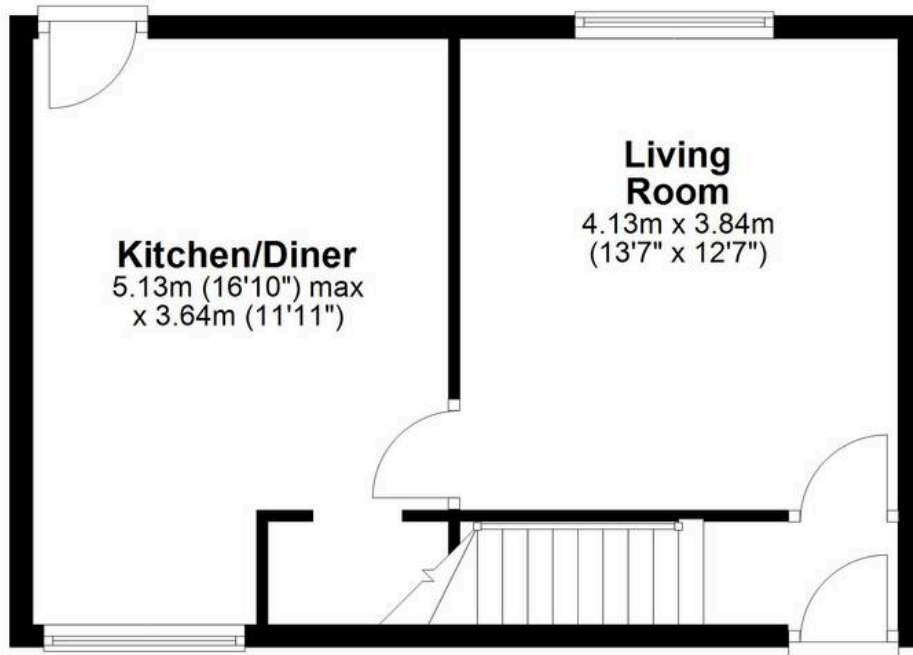
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed towards Exeter, passing the parish church on your left, stay on the main road and take the second road on the right into Park Road. Continue along Park Road and as you complete the right hand bend, take the next left into Spruce Park and then immediately left into the residents car park. The property will be found up the path, on the right.



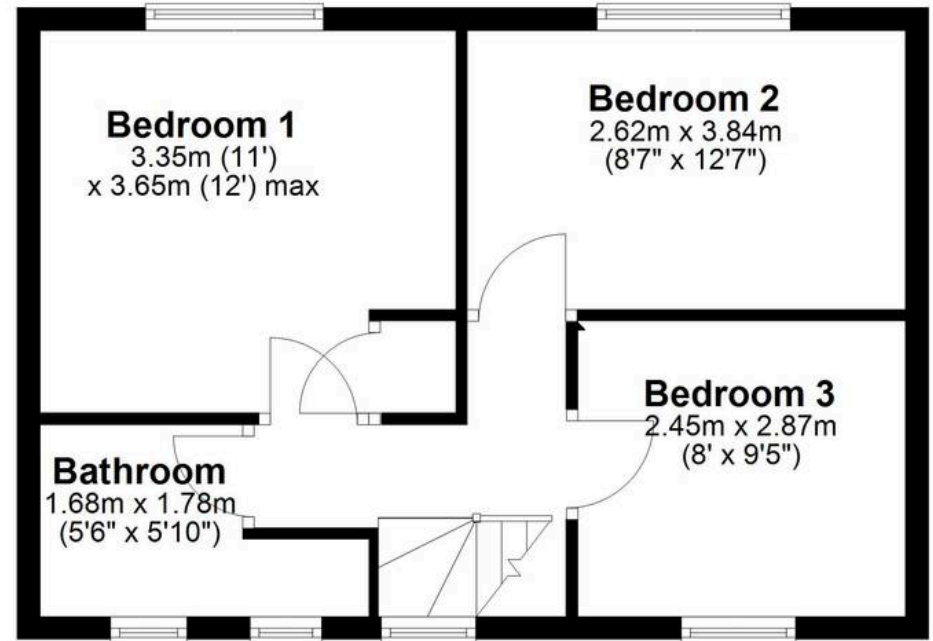
Ground Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 78.1 sq. metres (840.5 sq. feet)



Helmores

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