



## 94 Westernlea, Crediton

Guide Price £385,000

## 94 Westernlea

Crediton, EX17 3JE

- Detached family house
- 4 bedrooms
- Westernlea location
- Ideal for schools
- Town edge
- South-west facing rear garden
- Garage and parking
- No chain

Located on the SW edge of the town, Westernlea is a popular choice for many with easy access to schools and town amenities, plus just seconds on foot and you're in the rolling Devon hills. It's on the regular bus route making public transport easily accessible into Crediton or Exeter. The development was originally built in the 1980s with the second phase following in the early 1990s when this property was built. The house is pretty much original but has recently been decorated which gives a blank canvas to work from. There is mains gas central heating and timber double glazing. The layout gives a living room to the front (with gas fire) and an arch through to the dining room with sliding patio doors to the garden. The kitchen is also on the rear of the house and many people have opened up the kitchen and dining room into a larger, more sociable space.





There's a useful WC on the ground floor, perfect for this type of home. On the first floor are four bedrooms and a family bathroom. A point to consider is that many have taken this original layout and built behind and over the garage to add a larger bedroom and ensuite and also a ground floor utility room.

Outside, the front garden sets it back from the road with a lawn behind hedging. There's off-road parking and the opportunity to create more if required. The garage has an up and over door on the front and a separate pedestrian door from the rear garden. Access to the rear garden can be gained to the side of the house with a gated pathway and then the rear garden is level and faces south-west meaning the afternoon and evening sun is on offer during the summer months. The garden has a paved seating area, lawn and a lovely pergola adds a bit of cover to the patio and dining room doors.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1990's

Construction Notes: Standard

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

Drainage: Mains

Heating: Gas fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

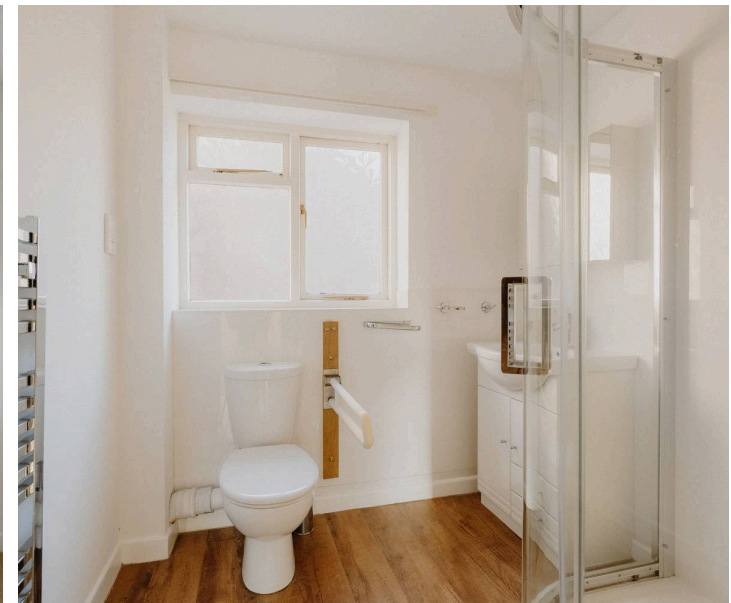


**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring 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 3JE and the What3Words address is [///compounds.crinkled.intend](https://www.what3words.com/compound/crinkled-intend)

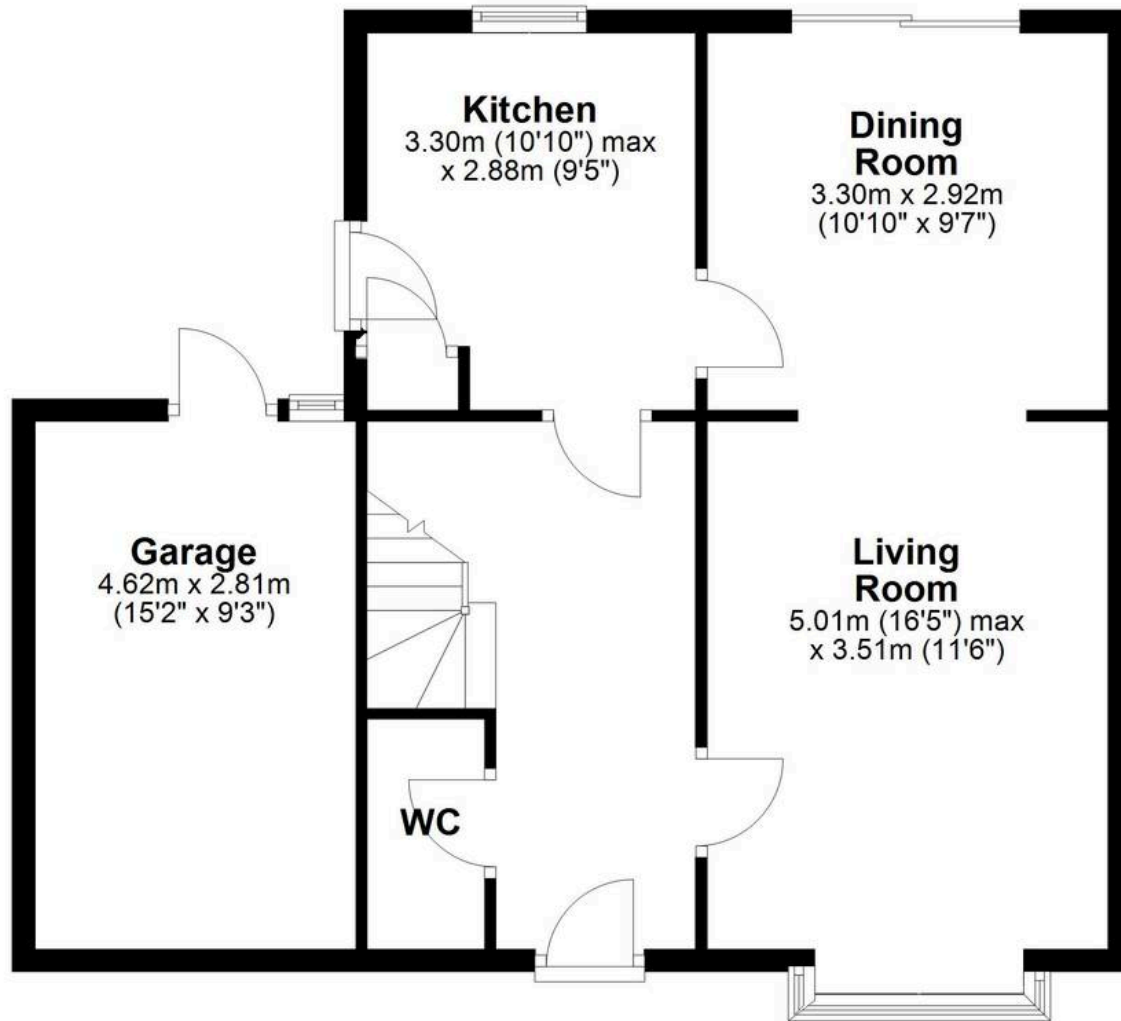
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed towards The Green and at the traffic lights, bear left into Landscore. Continue down over Westwood Hill and take the second right into Westernlea. The house will be found on the left hand side.



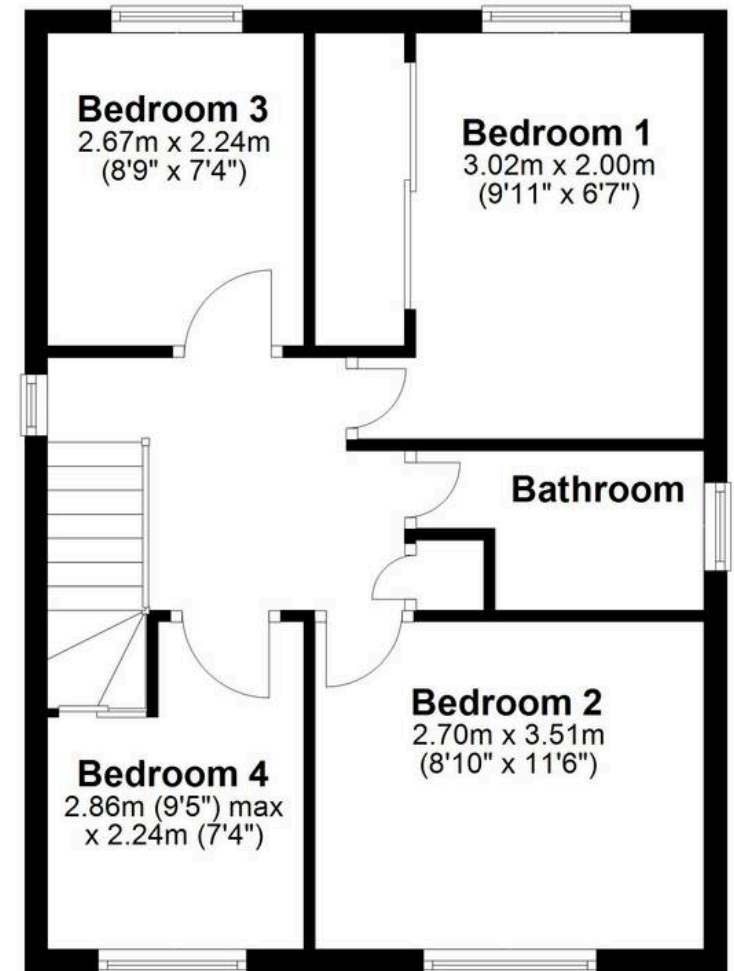
## Ground Floor

Approx. 65.4 sq. metres (703.6 sq. feet)



## First Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



Total area: approx. 111.8 sq. metres (1203.2 sq. feet)



## Helmores

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