



1 Beech Park, Crediton

Guide Price £295,000

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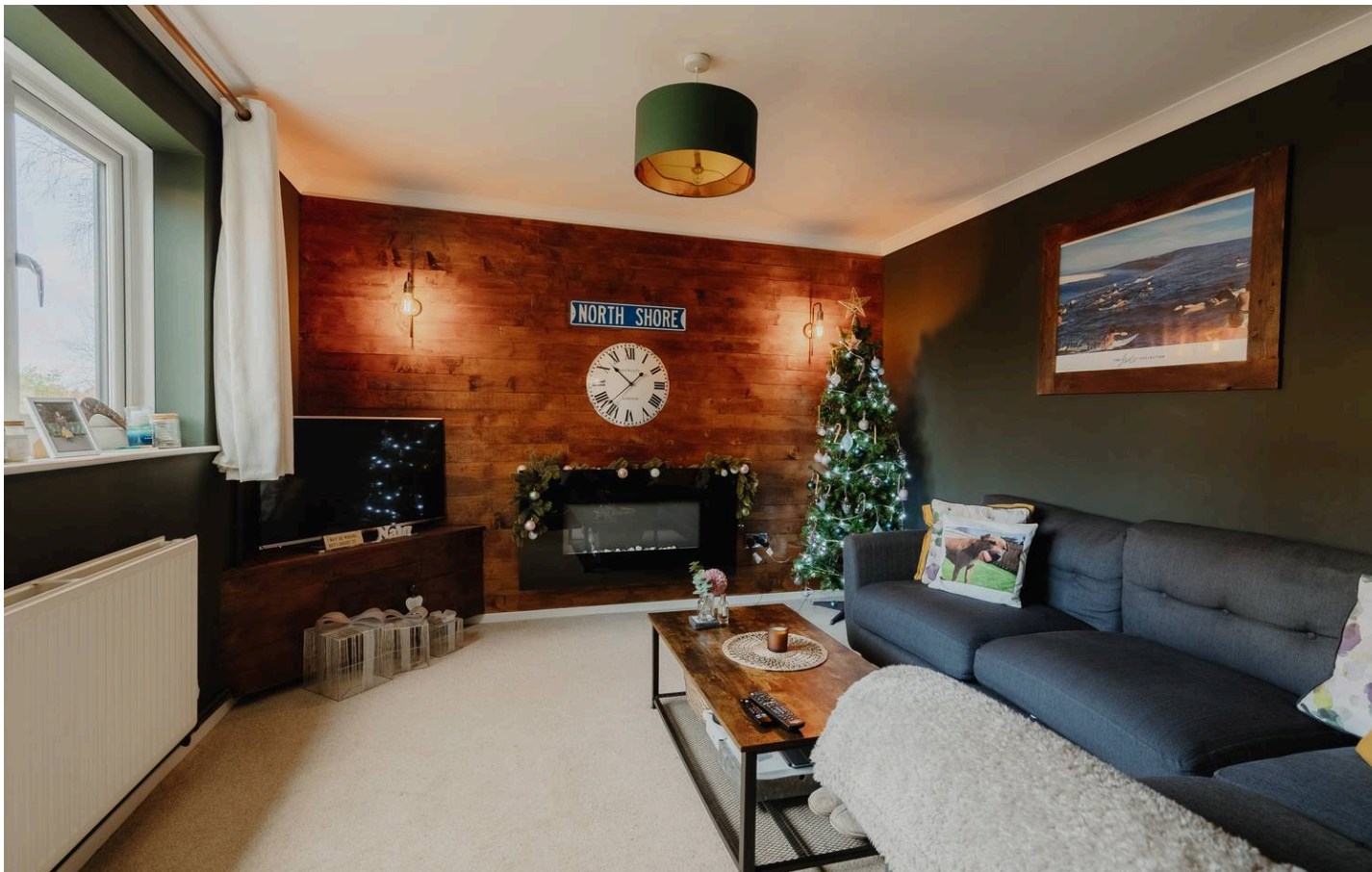
Crediton, EX17 1HW

- Beautiful town property
- Stunning interiors
- 3 bedrooms
- Open kitchen/dining room
- High Quality kitchen with quartz tops
- Incredible views
- Corner plot with good garden
- Modern conservatory
- Residents car park

This fantastic home is found in the original phase of Beech Park and offers an ideal location, being out of the hustle and bustle but not too far from the towns' amenities. Being on the end and a corner plot, it has wonderful rural views. For those that don't know, there's a pathway which gives a direct route from Old Tiverton Road to the bottom of Jockey Hill, giving a direct link into town. By road, access is easy from multiple directions including Beech Park and Old Tiverton Road.

The house has undergone a complete renovation by the current owners and viewers will not be disappointed with the finish. There's mains gas central heating and anthracite uPVC double glazing throughout plus a wonderful conservatory adding to the living space on the rear. Internally, it's the style and finish that sets the house apart, along with the views (more of that later) and from the moment you step inside, it's clear this is a one off.





Bespoke carpentry has been well executed with stylish panelling, flooring and feature walls. The high-end kitchen with quartz tops combines well with the dining room with built in seating making the most of the space. The addition of French doors to the dining area brings in light and those incredible views over the garden, rooftops and onto the surrounding countryside, even taking in the Sidmouth Gap some 30 miles away! On the first floor are two double bedrooms and a single. Please note the third bedroom is currently used as a dressing room but by removing the over stairs cupboard and building in a bed, it can be used as a bedroom. As you'd expect, there's incredible views from the bedrooms too. The family bathroom is also well presented and is on the first floor.

Outside, a pathway leads to the front door (initially shared with neighbour) and the remainder of the front garden is lawn and shrubs, setting it back from Beech Park. Being a corner plot, the garden is a good size and it extends to the side and rear with a generous patio, ideal for entertaining, artificial grass (year round use) and access available to the garden from the dining area and the conservatory. The main garden is fenced but the house actually owns the banks too which contain a variety of shrubs and grass and creates a buffer. The current owners have it strimmed twice a year so maintenance is minimal.

Parking is freely available on the street or there's a resident car park less than 100m away.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1970'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 secondary school with sixth form (Queen Elizabeth’s). In addition, it boasts a brilliant gym and 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 1HW and the What3Words address is [///possibly.sprinter.regulates](https://www.what3words.com/possibly.sprinter.regulates)

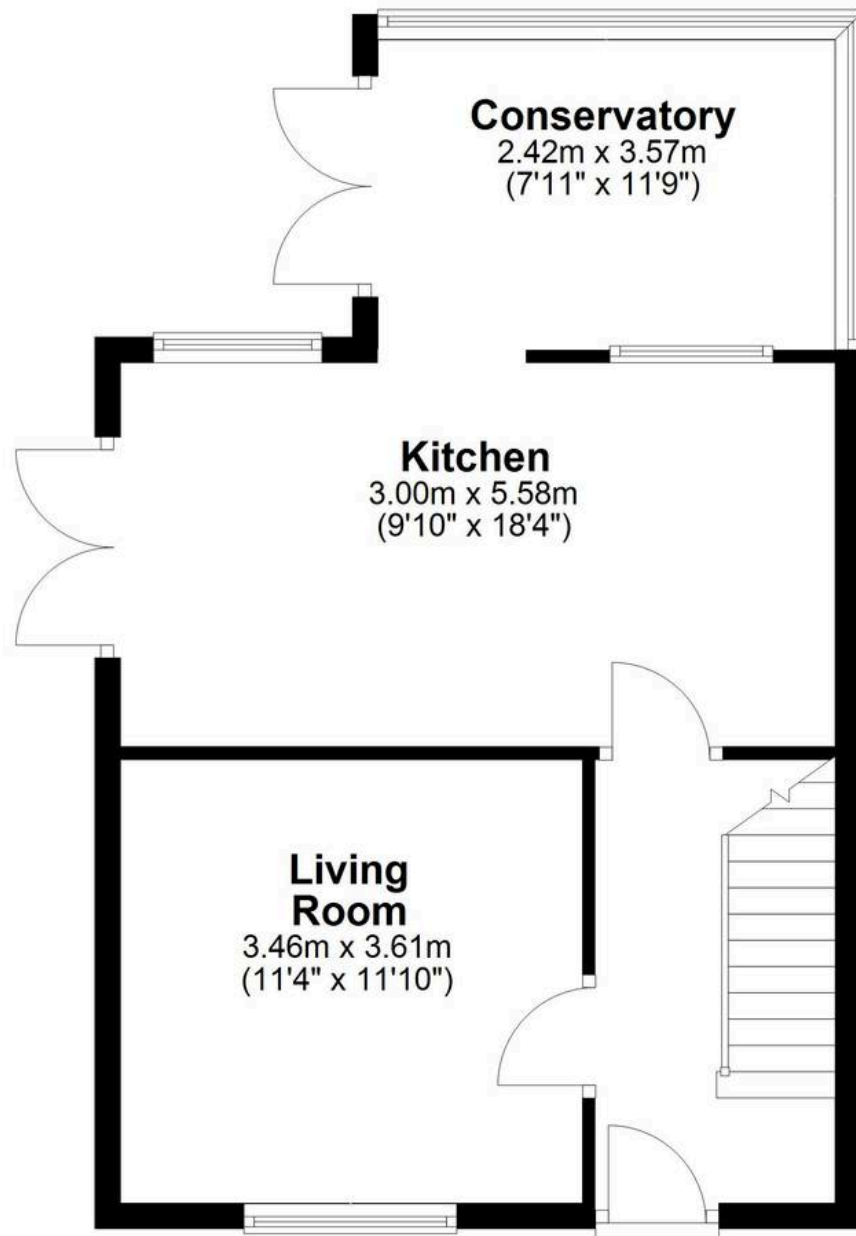
but if you want the traditional directions, please read on.

From Crediton High Street, turn into Market Street and into the town square, leaving along Parliament Street. Pass the library and Newcombes Meadow on your right and straight on at the junction. Upon reaching the mini-roundabout, turn left and then first right into Pounds Hill and at the top bear right into Beech Park, follow the road through the development and the property will be found at the end on the right on the corner with Old Tiverton Road.



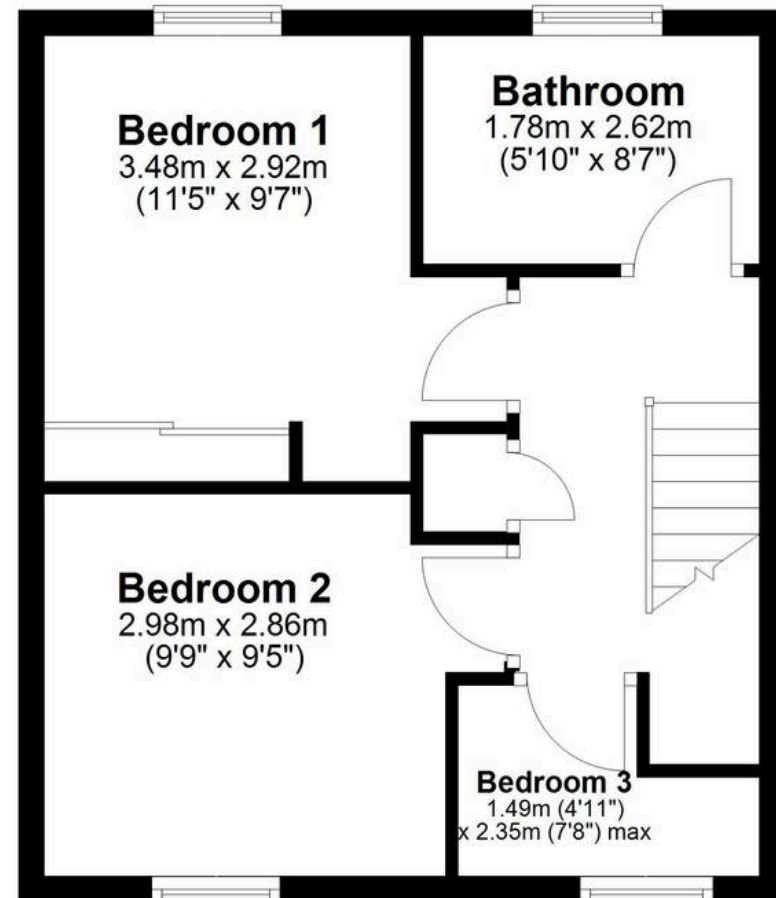
Ground Floor

Approx. 45.6 sq. metres (490.8 sq. feet)

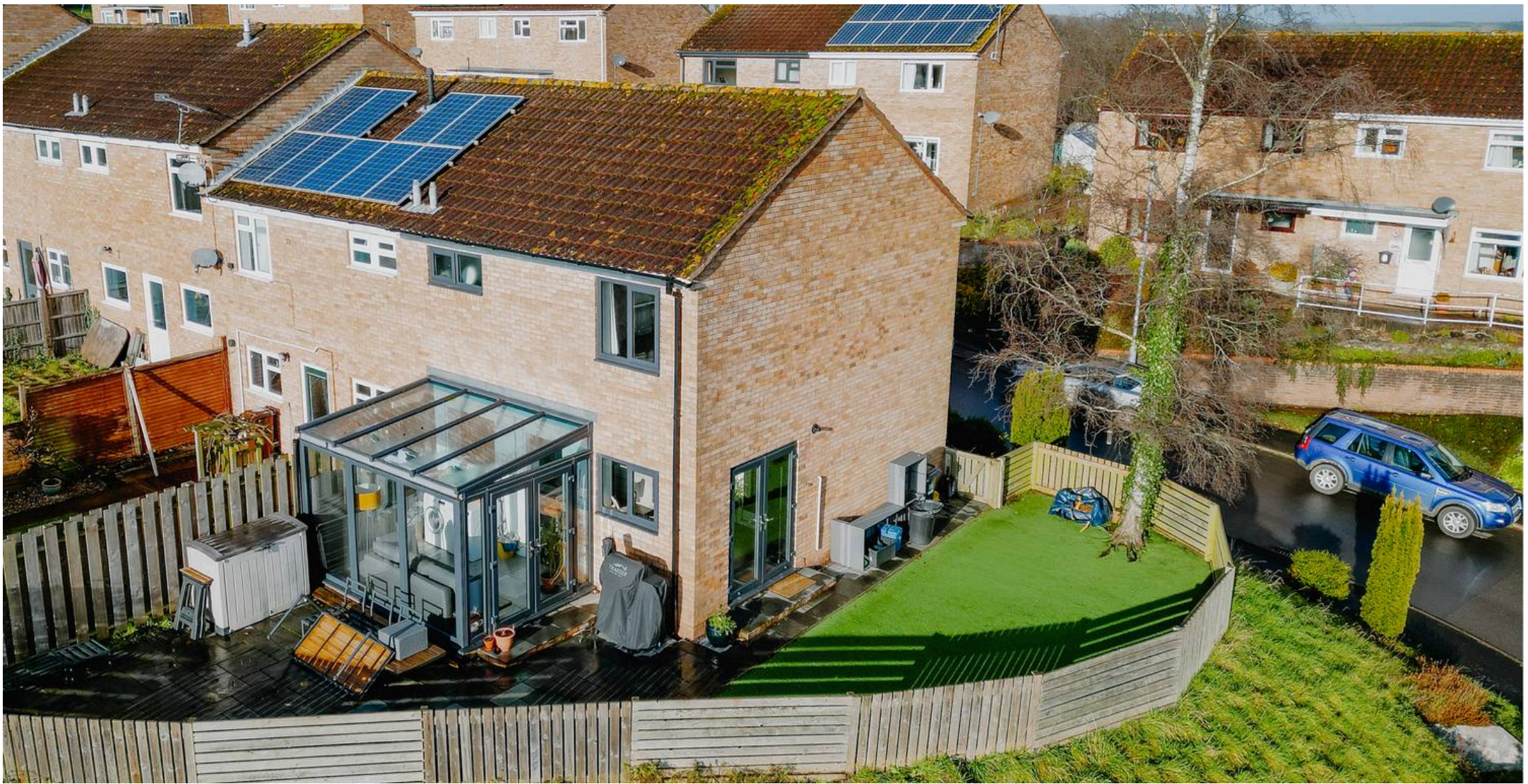


First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



Total area: approx. 82.4 sq. metres (887.0 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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