



## The Bungalow, Blagdon, Crediton, EX17 1EH

Guide Price £225,000



# The Bungalow Blagdon

Crediton, EX17 1EH

- Detached town bungalow
- Level access to High Street
- 2 bedrooms
- Kitchen/diner and living room
- Manageable garden and outbuilding
- Off-road parking
- Ideal retirement bungalow
- No onward chain

This is a rare opportunity to buy a detached bungalow, on the level and with great access to the towns' amenities. Often in Crediton, bungalows can occupy elevated positions but this one, within easy reach of Morrisons, Lidl and public transport, is in Blagdon (opposite the entrance to Meadow Gardens).

It's a compact property with a kitchen/dining room, separate living room and then two bedrooms and a shower room with a large walk in shower. Heating is all electric and there's double glazing throughout. It's been well kept with the added bonus of a new roof (including structural support) in 2010, but may benefit from some cosmetic improvement to suit a new owner. Being sold with no onward chain makes the buying process that bit simpler too.





Outside, there's a good-sized garden to the rear, ideal for those with pets or a keen interest in growing a few vegetables! Concrete pathways give year round access through the garden and to the back door. There's right of access over the adjacent drive (owned by United House next door) which leads to a parking space (owned by Blagdon Bungalow).

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1950's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains drainage

Heating: Electric heating

Listed: No

Conservation Area: Yes

Tenure: Freehold





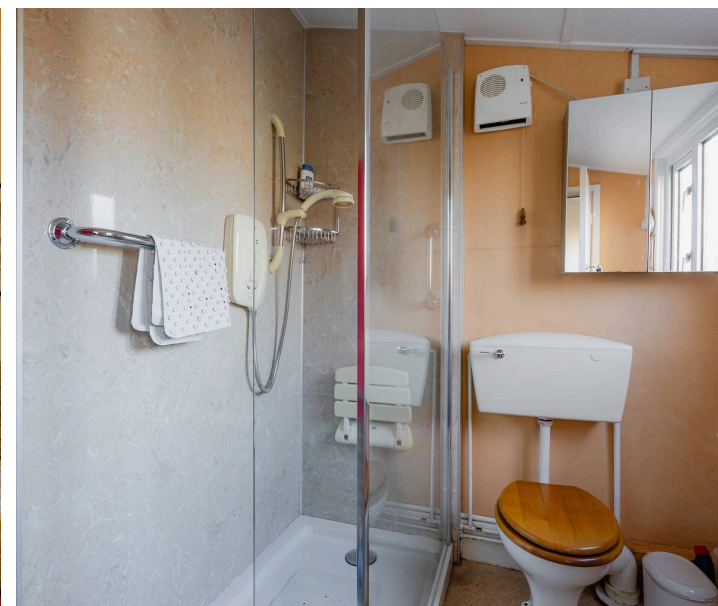
**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring 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 1EH and the What3Words address is [///storms.rebounder.cabinets](https://www.what3words.com////storms.rebounder.cabinets)

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

If in Crediton High Street, turn into Market Street and into The Square. Leave along Parliament Street and pass the library and Newcombes Meadow. At the mini-roundabout, bear right into Blagdon and the property will be found on the left, just past the turning to Old Tiverton Road.





## Ground Floor

Approx. 63.9 sq. metres (687.5 sq. feet)



Total area: approx. 63.9 sq. metres (687.5 sq. feet)





## Helmores

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