



42 Avranches Avenue, Crediton, EX17 2HB

Guide Price **£240,000**

42 Avranches Avenue

Crediton

- 2 bedroom semi-detached home
- Garage and parking
- Elevated town edge position
- Views from first floor to Dartmoor
- Modern kitchen and rear extension
- Front and rear gardens
- Recently redecorated
- No chain

Built in the 1990's, Avranches Avenue gets its name from Crediton's French twinned town of Avranches in Normandy. It sits in an elevated position with some fantastic views over the town and towards Dartmoor. It's a mix of 2, 3 and 4 bedroom homes and being a town edge cul-de-sac, there's little passing traffic and the High Street, with its range of services, is only a 10 minute walk away.

This semi-detached property is being sold with no chain, it has double glazing and mains gas central heating and is ready to move into. There's a living room and modern kitchen on the ground floor, plus a useful extension to the rear adding an additional reception area which could be used as a snug, dining area or study. On the first floor are the two bedrooms and shower room. It's worth noting the Dartmoor views from the rear bedroom!





Outside, there's an area of garden to the front which is easy to maintain with gravel and paving (possibility of making additional parking) and then a driveway with parking for at least 2 vehicles leading to the attached garage. There's access to the rear garden through the garage (or house) and the rear garden is mainly level with paving and a timber storage shed – again with some lovely views.

This is a great house for those moving up or down the housing ladder and we love the fact it has a garage at this price point in the town.

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.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1990's

Construction Notes: Standard

Utilities: Mains electric, water, gas, 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.

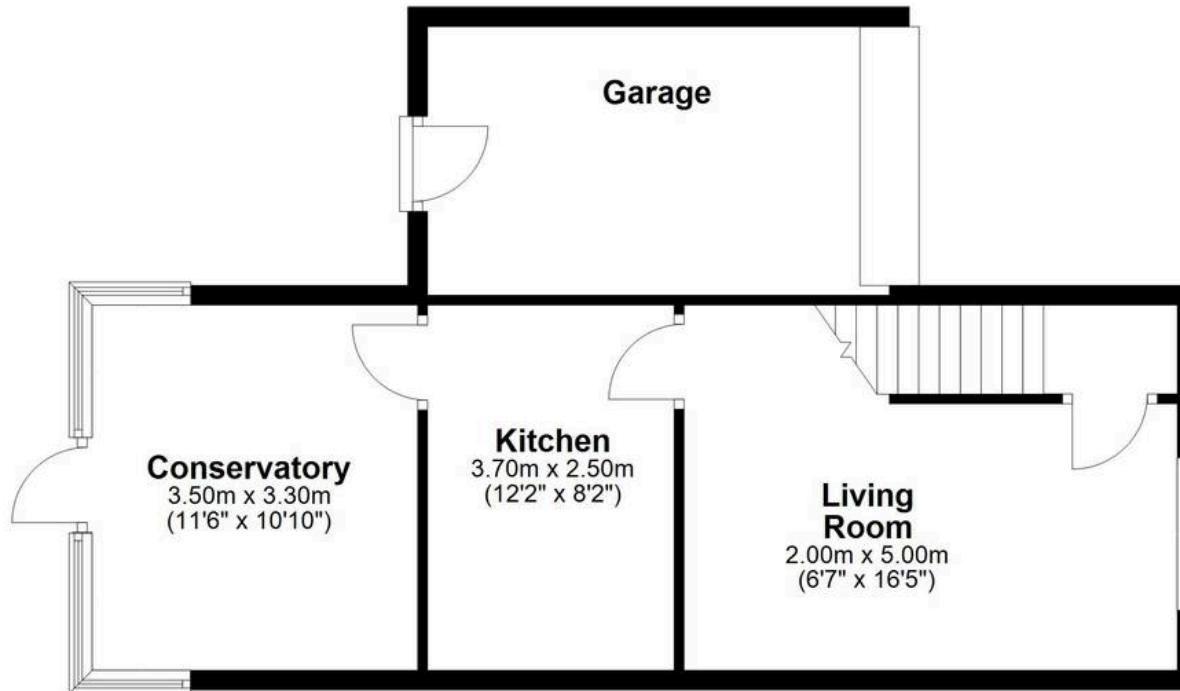
DIRECTIONS : For sat-nav use EX17 2HB and the What3Words address is ///payout.proved.atom but if you want the traditional directions, please read on.

From Crediton High Street, head towards The Green and turn right at the traffic lights and immediately left into St Martins Lane. At the top, go straight over the junction into George Hill and follow the road almost to the top, then turn left into Avranches Avenue. Follow the road to the first fork and the property will be seen just ahead as the road splits.



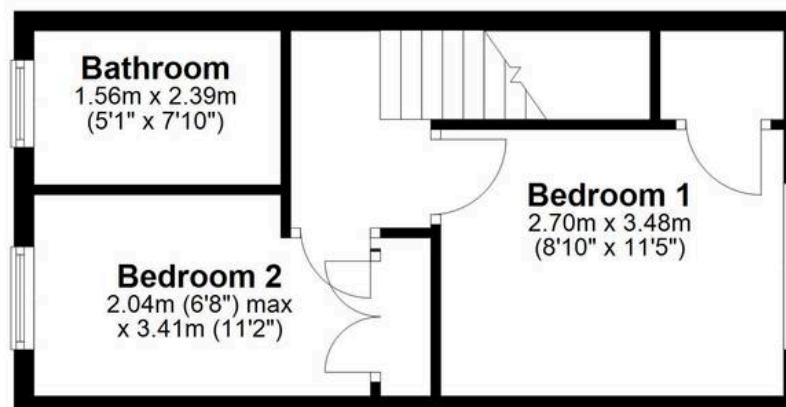
Ground Floor

Approx. 53.5 sq. metres (575.8 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.8 sq. feet)



Total area: approx. 81.4 sq. metres (876.6 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.