



**5a Saxon Close, Crediton**

Offers Over **£230,000**

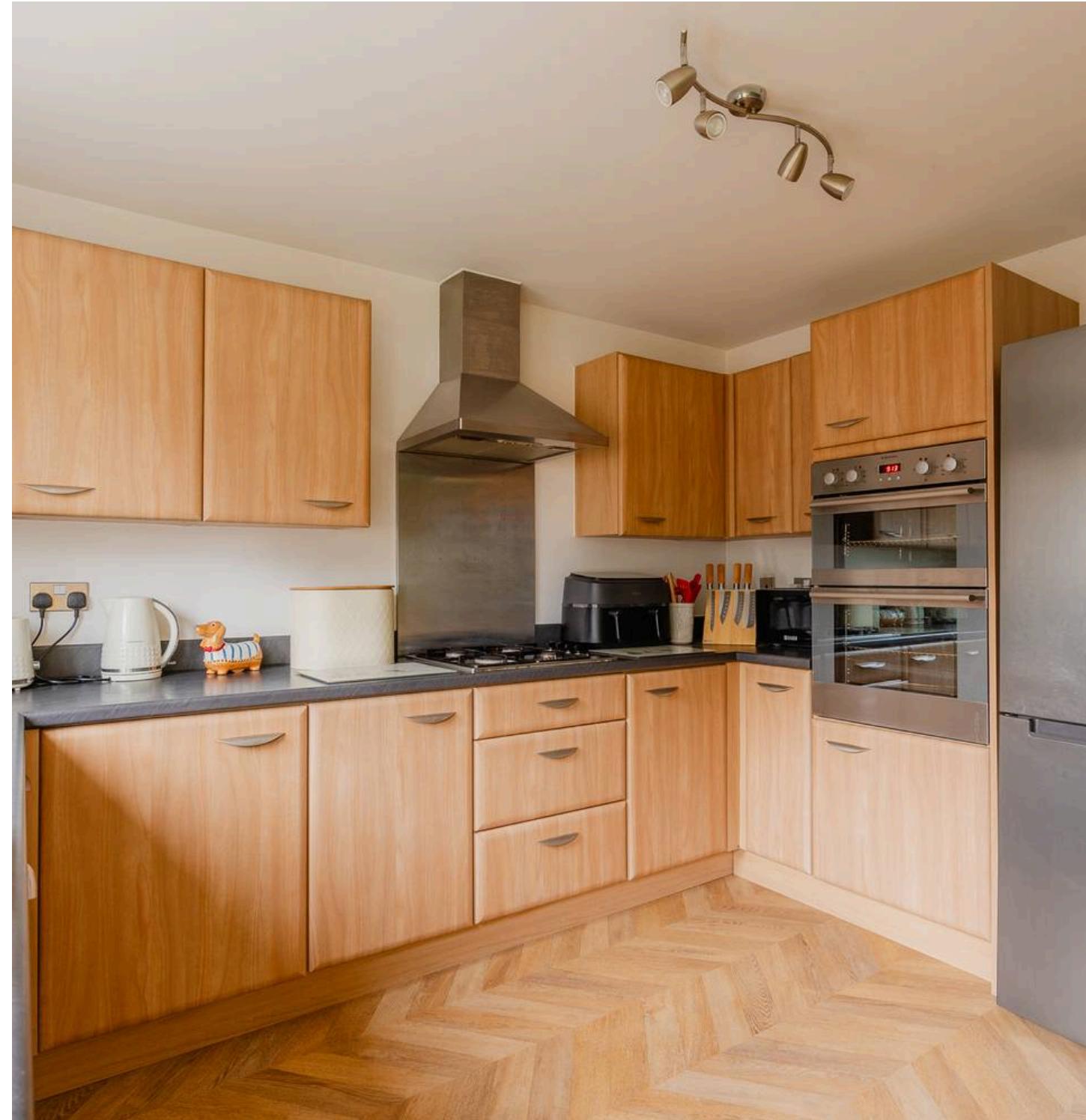
## 5a Saxon Close

Crediton, EX17 3DS

- Spacious coach house
- 2 bedrooms
- 2 bathrooms
- Large loft style lounge/diner
- Enclosed garden
- Parking space
- Ground floor kitchen
- Popular town location

Saxon Close is a desirable estate on the eastern end of Crediton. This modern coach house has a lot to offer in terms of space and garden. The garden runs the full width of the building and is well enclosed, perfect for pets.

The ground floor has a downstairs WC and a kitchen with room for a small table. The units are wood effect with an eye level double oven and 4 ring gas hob. There's plenty of space for white goods and a back door leads out to the garden. Upstairs you enter the very spacious open plan lounge/diner which is full of light with full height windows. There are two double bedrooms, the master with an ensuite shower room. The family bathroom has a white suite bath with shower over and there are some good-sized storage areas. The heating is gas central heating with a new boiler being installed in 2025.





Outside to the front is a parking space and to the rear is a lovely enclosed full width garden with patio area and the rest laid to lawn. The garden can be accessed through the house or to a side gate from a shared path. Under the coach house are 3 garages that serve neighbouring properties for which a peppercorn rent can be charged.

Agents Note: There is part of a grade II listed garden wall included in this property for which responsibility is shared with some other neighbours and the management of such is done between neighbours, a payment of £10 per month is made for this.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2024/25 – £1941.41

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

Broadband within this postcode: Ultrafast 1000mbps

Drainage: Mains drainage

Heating: Mains gas central heating (new boiler in 2025)

Listed: No (Grade II listed garden wall included)

Conservation Area: No

Tenure: Freehold

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.

**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

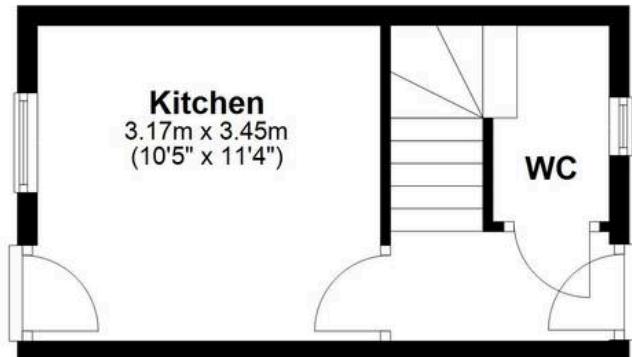
From Crediton High Street, head in an easterly direction towards Exeter, take a right turn on Park Road and then a right turn again onto Dokkum Road. Go straight ahead onto Saxon Close and number 5a can be found to the left.

What3Words: ///unloads.purses.hammocks



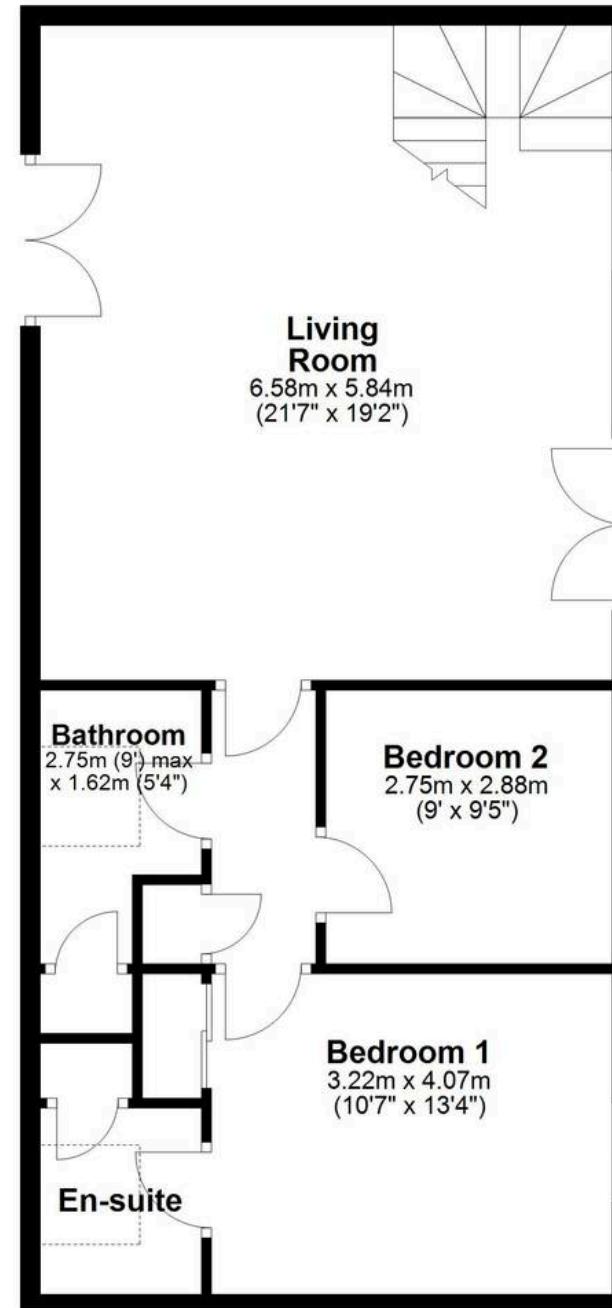
## Ground Floor

Approx. 21.6 sq. metres (232.1 sq. feet)



## First Floor

Approx. 74.1 sq. metres (797.5 sq. feet)



Total area: approx. 95.7 sq. metres (1029.6 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.