



18 Chestnut Close, Crediton, EX17 1JD

Guide Price **£485,000**

18 Chestnut Close

Crediton

- Extended detached property
- 5 bedrooms
- Ensuite to master bedroom
- Decking sun terrace
- Garden front & back
- Garage & parking
- Large kitchen/diner
- Desirable location
- Lovely views

Chestnut Close is situated on the northern edge of Crediton, in an elevated position with lovely views over the town and countryside beyond. The garage has been connected to the main house giving a further reception room and one of the two garages has been converted into accommodation providing the 5th bedroom.

The large kitchen/diner faces south and has super views with a large array of modern shaker units with integrated dishwasher, fridge, double eye level oven and five ring gas hob. There is space for a large table in the dining area and this leads through to the lounge. The lounge is full of light from a window at one end and large patio doors at the other and there is a woodburning stove in an attractive surround. Also on the ground floor is a utility room and downstairs WC. The extended part of the home provides a further reception room and steps lead up to the garage conversion, currently used as a bedroom but would also make a great office or studio.





Upstairs the spacious master bedroom has a dressing area to the side and an ensuite with bath and shower over. There are two further doubles and a single currently utilised as an office. The family bathroom has a white suite bath with shower over. There is uPVC double glazing throughout, gas central heating & solar panels (leased with 14 years remaining) Outside to the front is parking and a single garage with power and light. There is a lawned area and a path leading down to the front door. To the rear is a lovely sun deck area perfect for barbecues and entertaining and a lawned area below with flower and shrub borders.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2024/25 - £2,616.00

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

Broadband within this postcode: Ultrafast 1800mbps

Drainage: Mains drainage

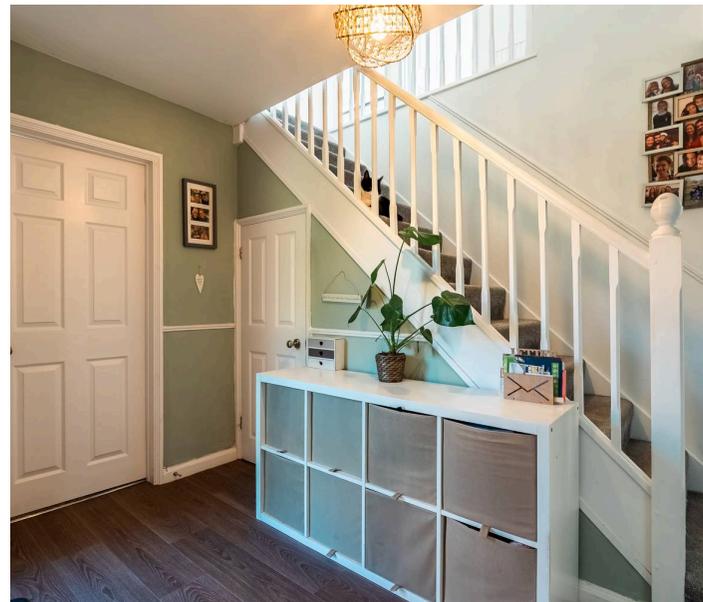
Heating: Mains gas central heating, Solar

Listed: No

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.

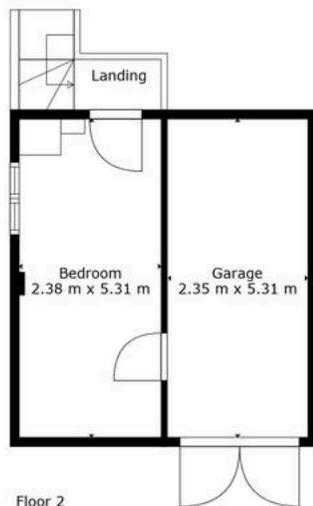
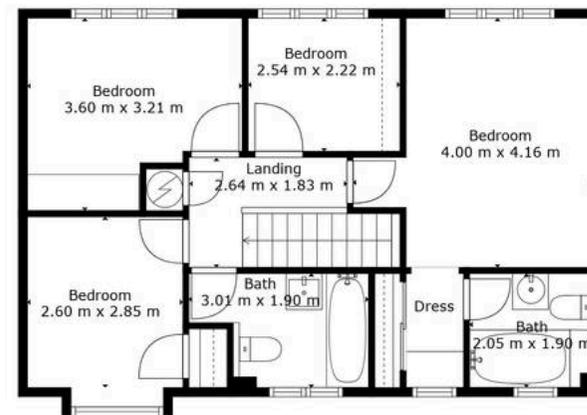
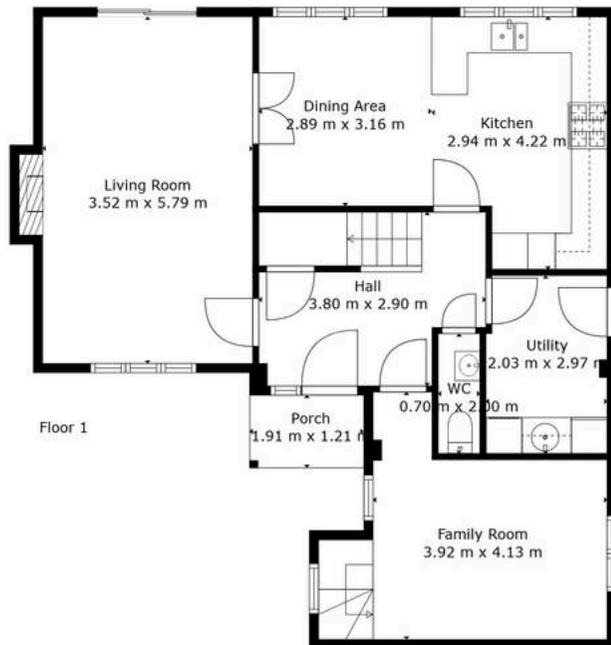


CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopruc in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

DIRECTIONS : From Jockey Hill take Pounds Hill and proceed onto Beech Park. Take a right turn onto Chestnut Close and number 18 can be found ahead to the left marked with a Helmores board.

What3Words: ///deserved.screen.stressed





TOTAL: 149 m2

FLOOR 1: 75 m2, FLOOR 2: 16 m2, FLOOR 3: 58 m2

EXCLUDED AREAS: PORCH: 2 m2, FIREPLACE: 1 m2, GARAGE: 13 m2,
BAY WINDOW: 1 m2





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.