



18 Wentworth Gardens, Crediton, EX17 3FJ

Guide Price **£570,000**

18 Wentworth Gardens

Crediton

- Large detached family home
- Built 2022 with remaining warranty
- 4 bedrooms with master ensuite
- 1700 sqft of accommodation
- Open plan and separate living spaces
- Kitchen / dining room plus utility
- Double garage and parking
- Large south facing gardens
- No chain
- EPC: B

Tarka View is a desirable development located on the Exeter side of the thriving market town of Crediton. Built by Devonshire Homes in 2019-2022, this popular and sought-after area offers the perfect balance of town edge living with open views and modern convenience, plus there are local schools, amenities, and outstanding transport links into Exeter. The University of Exeter lies just over six miles away, with the city centre only a mile further. Further benefits include a 10 year LABC warranty, HIVE smart heating controls and good levels of insulation and, with a south facing roof, the house would be ideal for solar panels.

This large home is tucked away on the elevated cul-de-sac of Wentworth Gardens, a select collection of larger detached homes in a particularly appealing corner of the development. It's a well presented four-bedroom detached home offering over 1,700 sqft of stylish, light-filled accommodation arranged over three spacious floors.



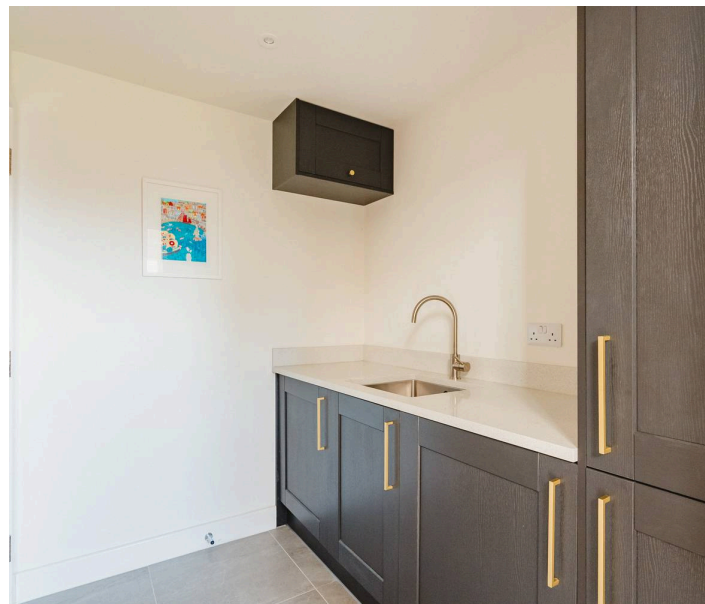


The property opens with a generous entrance hall leading to a good-sized study/office, a convenient cloakroom, and a bright living room that flows into an impressive open-plan kitchen/diner. This space is equipped with high-quality built-in appliances and a variety of base and wall units offering ample storage. The current owner had the floors tiled as an upgrade throughout this and the lower floor. Steps lead down to the lower ground floor, where a second reception / garden room with bi-fold doors opens onto a large, level, south facing garden – perfect for entertaining or relaxing. This level also features a utility room, a WC, and access to a large garden store beneath the double garage.

Upstairs, the first floor hosts four well-proportioned bedrooms, including a generous master suite with built-in wardrobes and a private en-suite shower room, alongside a modern family bathroom. Throughout, the home boasts a high standard of finish, generous built-in storage, and thoughtful design.

Outside, a spacious driveway offers parking for several vehicles in addition to the double garage with lighting and power. To the rear, a good-sized patio adjoins the house, with the remainder of the garden laid mainly to lawn and enclosed by timber fencing for privacy.

Agents Note : A quote has been sourced to create a balcony from the middle living floor along the back with steps down to the garden. There isn't planning to do this but we're informed that this has worked well in neighbouring properties.



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 F – Mid Devon

Approx Age: 2022

Construction Notes: Standard

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

Drainage: Mains

Heating: Gas

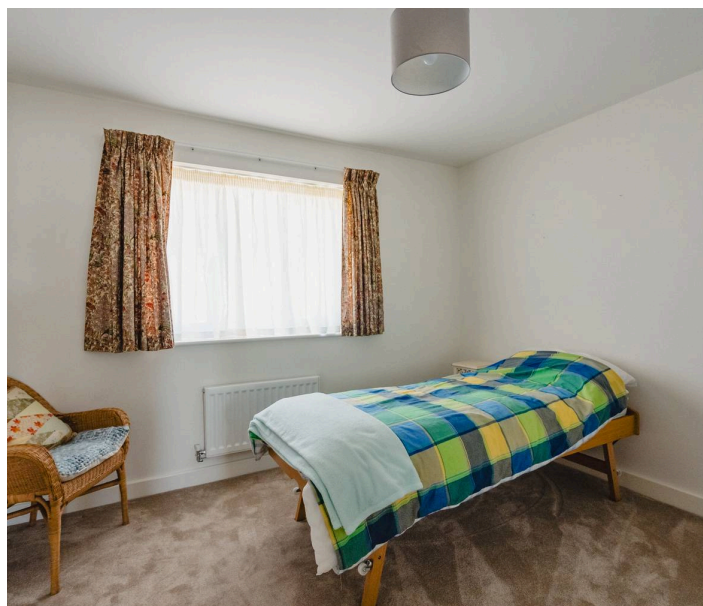
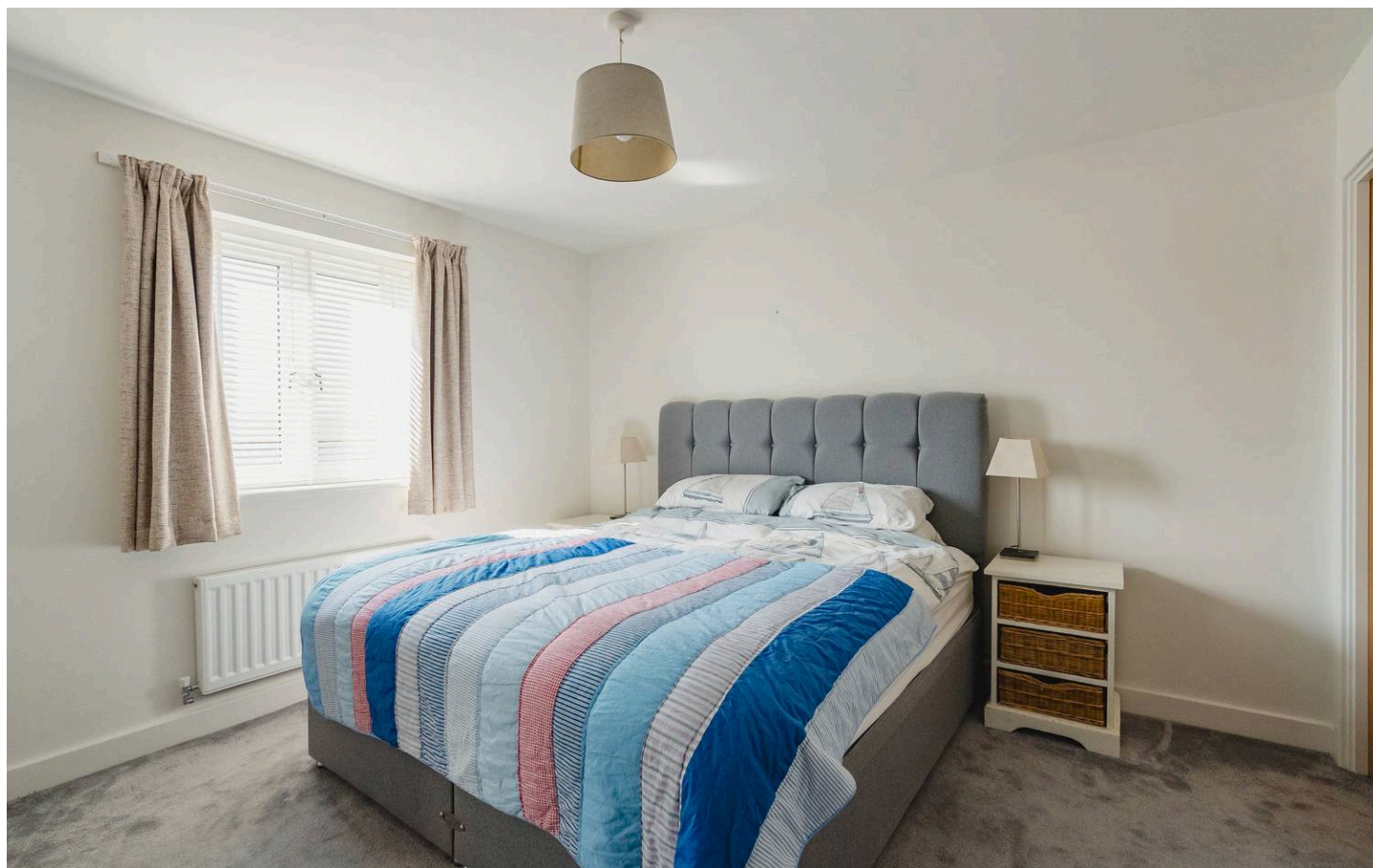
Listed: No

Conservation Area: No

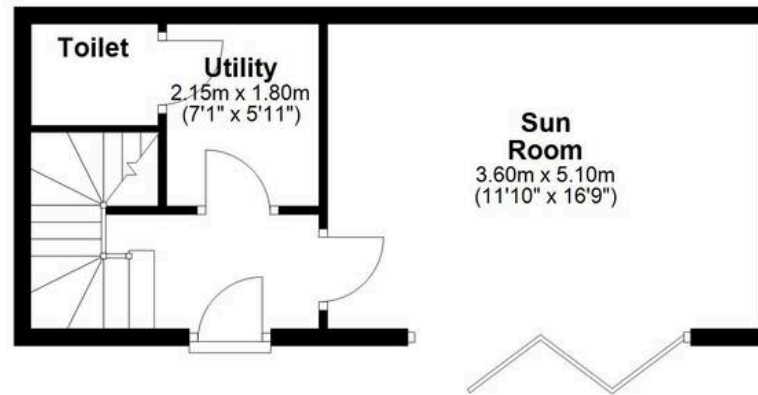
Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 3FJ and the What3Words address is [///group.constrain.pure](https://www.what3words.com/#!/group/constrain.pure) but if you want the traditional directions, please read on.

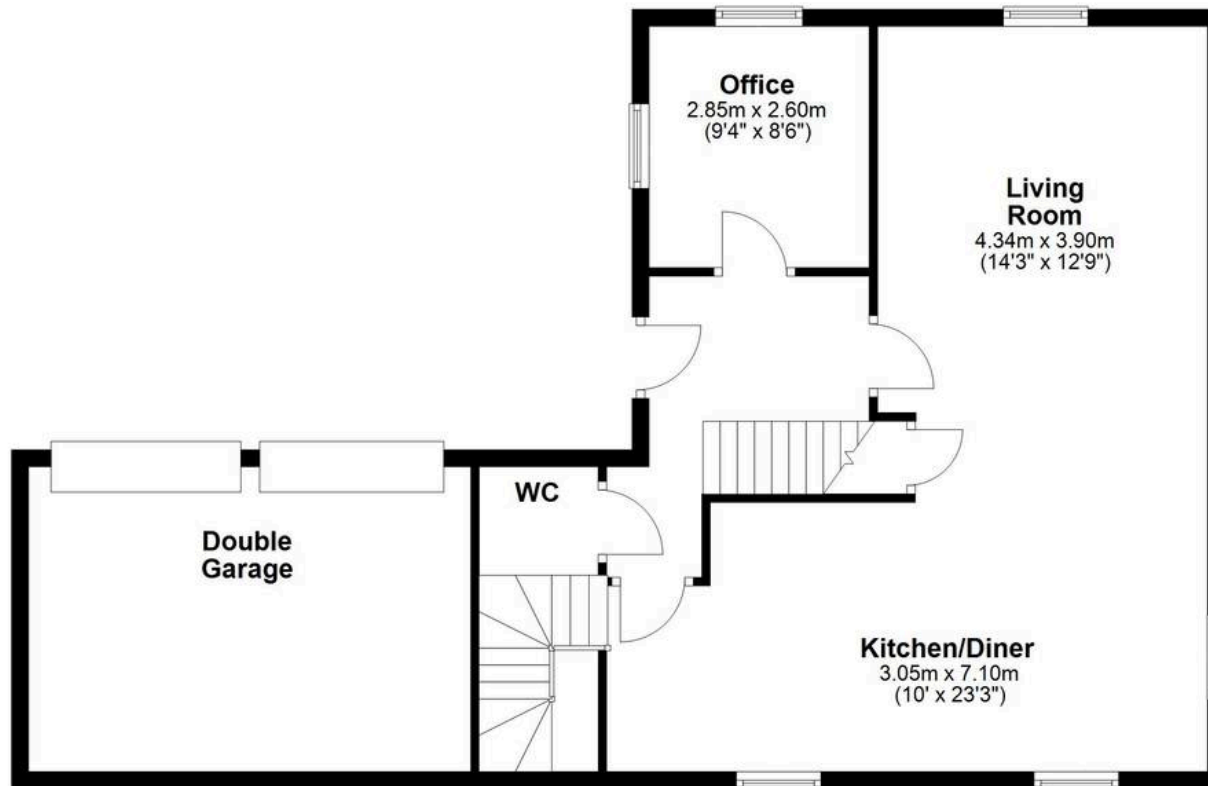
As you enter/leave Crediton on the A377 to/from Exeter, proceed up the hill from the "Tesco" roundabout and take the first left into Tarka Way. Take the first right into Wentworth Gardens and follow the cul-de-sac around to the right. No.18 will be found on the right.



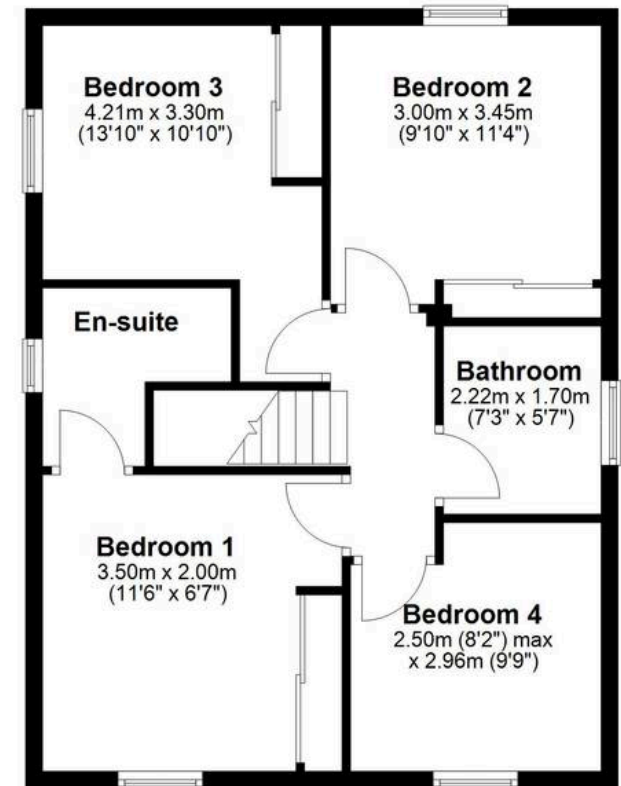
Ground Floor



First Floor



Second Floor





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.