



**27 Prince Of Wales Road, Crediton, EX17 2AG**

Guide Price **£315,000**



## 27 Prince Of Wales Road

### Crediton

- Beautifully presented link-detached bungalow
- Spacious lounge diner & modern kitchen
- Driveway for 2 cars & attached garage
- Short walk to Crediton Town Square
- Two double bedrooms & modern bathroom
- Large south-facing rear garden & views
- Gas central heating
- Towards the end of a no-through road
- New patio sun terrace

This beautifully presented and well maintained link-detached bungalow is found towards the end of a 'no through road', offers great views from the rear and is just a short walk from the Millennium Footpath, Peoples Park, Crediton Library and Newcombes Park with the Town Square not far beyond.

The lovely accommodation includes two double bedrooms, served by a modern fitted bathroom with shower and screen over the bath. The lounge diner is spacious and has double doors out to the rear garden, with the modern fitted kitchen offering an integrated Bosch dishwasher, a freestanding fridge freezer and a gas cooker with extractor over. There is uPVC fascias, soffits, guttering, doors and windows all installed in 2020.







Outside to the rear is a fantastic south-facing garden which extends to approximately 20m x 15m (65ft x 50ft). It is largely lawned and has had new fencing in 2020. A new patio area has been created to enjoy outdoor dining and enjoying the views. There is a side access gate to one side and rear access to the garage (light and power) to the other. In front of the garage is a driveway suitable for 2 cars.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2325.34

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

Broadband within this postcode: Ultrafast 1000mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold



### Buyers' Compliance Fee Notice

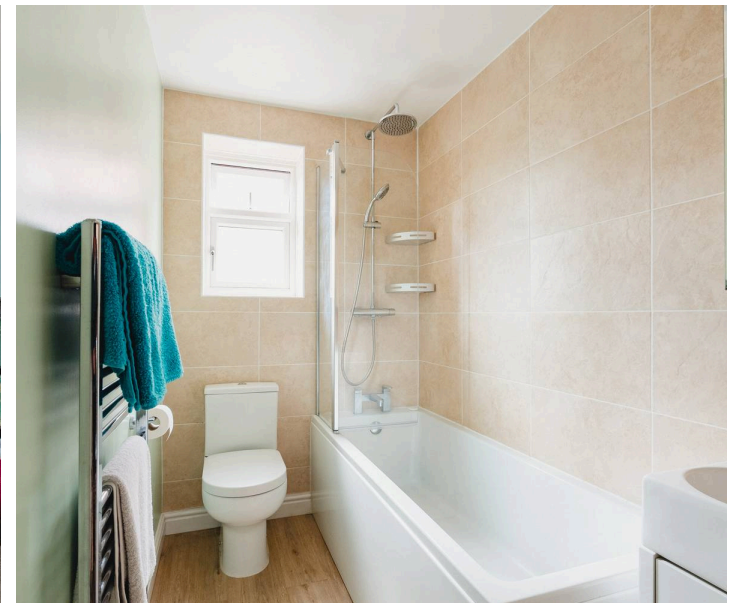
Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



**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 Bishopric 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 on 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.

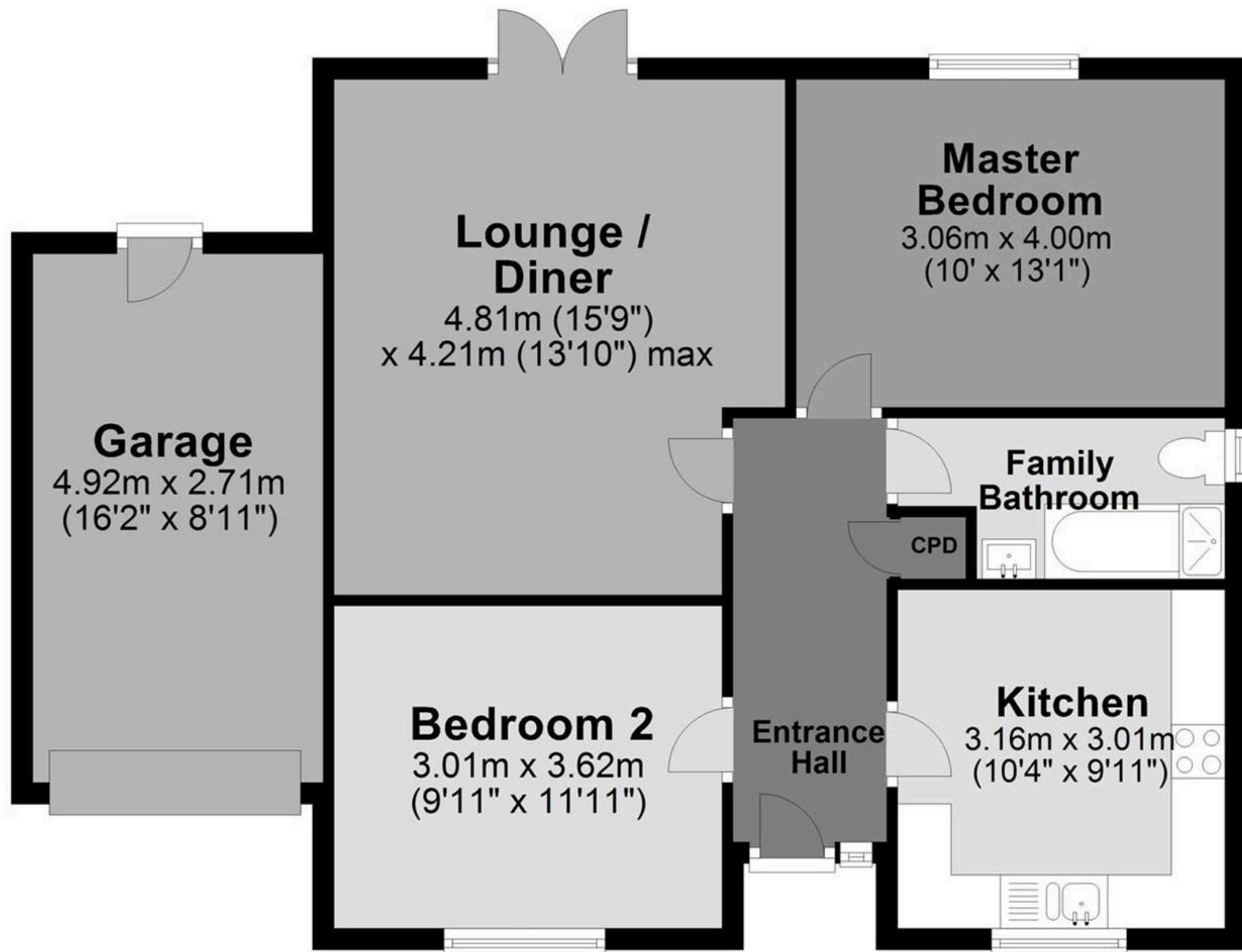
**DIRECTIONS:** Use EX17 2AG – On foot walk up Deep Lane, taking the steps up to Prince of Wales Road. By car, proceed up Jockey Hill, turn left into Prince of Wales Road, then bear left and No.27 will be found towards the end on your left.

**What3Words:** ///tweed.beauty.purchaser





## Ground Floor







# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://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.