



10 Greenway, Crediton, EX17 3LP

Guide Price **£275,000**

10 Greenway

Crediton

- Spacious town bungalow
- Good access to town centre
- Elevated with town views
- 2 double bedrooms
- Shower room
- South facing rear garden
- Driveway and level/wide carport

Greenway is a popular location for many with a mix of town houses and bungalows within easy reach of the town centre and its amenities including a wide range of shops and services plus a regular bus route to Exeter (bus stop approx. 300m from the bungalow). Built in the 1960s, the properties here are well constructed and offer generous plot sizes and spacious interiors.

This property is a semi-detached bungalow on the south side of Greenway meaning town views to the front and a beautiful well stocked, south facing garden to the rear which backs onto fields. There's a terraced front garden, again very well stocked and has an abundance of colours, which sets it back from the road and steps lead up to the front door. There's a wide driveway providing off-road parking for a couple of vehicles which leads to the open carport, giving a level parking space (with room to get out) and level access in through the rear of the bungalow.





The rear garden is easy to maintain with areas of planted beds with amazing heathers and perennial flowering shrubs, and a higher area of lawn, complete with a lovely outlook over the adjoining fields. Internally are 2 double bedrooms which are served by a shower room with airing cupboard. The central hallway gives access to the kitchen at the rear with door to the rear garden. The living room is a good size giving the option of a dining area too and a huge picture window brings in plenty of light as well as providing those south facing gardens.

It's a lovely bungalow, well positioned in the town and great, yet manageable space inside and out, plus those town views.

Buyer's 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 C – Mid Devon

Approx Age: 1960'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 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 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 : For sat-nav use EX17 3LP and the What3Words address is ///hopefully.plotter.angel but if you want the traditional directions, please read on.

From the High Street, turn into St Saviours Way and go all the way to the top and bear right into Greenway. Continue along about three quarters of the way and the property will be found on your left hand side.





Approximate total area⁽¹⁾
78.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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