



12 Okefield Road, Crediton

Guide Price **£415,000**

HELMORES
SELLERS

12 Okefield Road

Crediton, Crediton

- Superb detached dormer bungalow
- 4 Bedrooms
- 2 Ground floor bedrooms and shower room
- Solid wood kitchen with granite worktops
- Lovely bright lounge with superb views
- Parking & garage
- Garden front and back
- Excellently located within the town
- No onward chain!
- Backing onto Peoples Park

Situated on the edge of a park and just a short walk to Crediton's town centre, this superb dormer bungalow offers flexible living accommodation in a lovely individual, well maintained property. Okefield Road has a mixture of properties and is very popular due to its close proximity to the town centre whilst enjoying fantastic views over the town and countryside beyond.

The kitchen was fitted by Country Kitchens and has a good array of solid wood shaker style units with granite worktops. There is an integrated dishwasher and fridge with an eye level 'hide and slide' NEFF double oven and 4 ring ceramic hob. To the side there is a door to the garage which has been partially converted to a utility room fitted with units, a sink and space for washing machine and dryer. The lounge is a lovely bright room with a picture window and patio doors overlooking the garden and fantastic views beyond.





There are two bedrooms on the ground floor, one to the rear that is currently being utilised as a dining room and a lovely large bedroom to the front with fitted wardrobes, drawers and bedside units, being at the front it also enjoys the super views. The ground floor bathroom has floor to ceiling tiles with a large corner enclosure and fitted vanity unit with sink and WC.

Upstairs there is a double bedroom with fitted wardrobes and great eaves storage to the sides. The further double has a couple of steps down to a lovely dressing room with fitted wardrobes and a velux window this room would also be great for a study, craft room or play room. The 1st floor bathroom has a white suite p-shaped bath with shower over and a fitted vanity unit with sink and WC. New uPVC double glazing was fitted throughout in 2022 and the heating is gas central heating.

Outside to the front are two parking spaces and the front garden, this garden is laid to chippings with flower and shrub borders for ease of maintenance. There is side access around the house to the rear garden, the upper level has a great patio area, perfect for outdoor dining and entertaining, the next level has a decorative gravel area and a few steps lead down to the lower lawned area with a garden shed and summer house. There is official access down through to Peoples Park.



Current Council Tax: Band E - Mid Devon 2025/26 - £3197.33

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

Broadband within this postcode: Ultrafast 1000Mbps

Drainage: Mains drainage

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a

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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 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 Crediton High Street, take Searle Street and take a left turn at the top. Take right turn onto Alexandra Road and then right again onto Oakefield Road, number 12 can be found along to the right marked by a Helmore's board.

For Sat Nav: EX17 2DN

What3Words: ///pilots.intro.directive



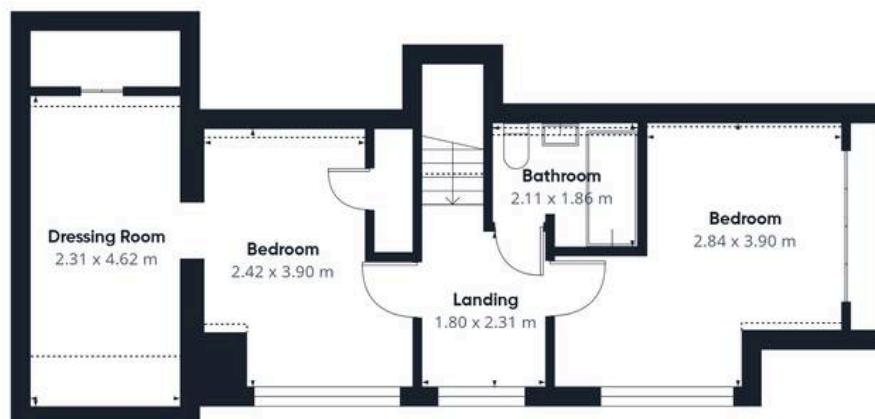


Approximate total area⁽¹⁾

125.4 m²

Reduced headroom

4.2 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360



Helmore

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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.