



Semi-Detached HOME

CHECK OUT this beautiful Semi-Detached home in Crediton. Stylish and modern throughout, it offers a contemporary kitchen, open-plan living/dining room, two double bedrooms, bathroom, cloakroom, off-road parking, and a fully enclosed rear garden.

45 Tarka Way | Crediton | EX17 3FF



**PROPERTY TYPE**

Semi-Detached House

**SIZE**

748 sq ft

**LOCATION**

Town

**AGE**

Modern

**BEDROOMS**

2

**RECEPTION ROOMS**

1

**BATHROOMS**

1

**WARMTH**

Gas Fired Central Heating

**PARKING**

Off Road Parking

**OUTSIDE SPACE**

Garden

**EPC RATING**

83B

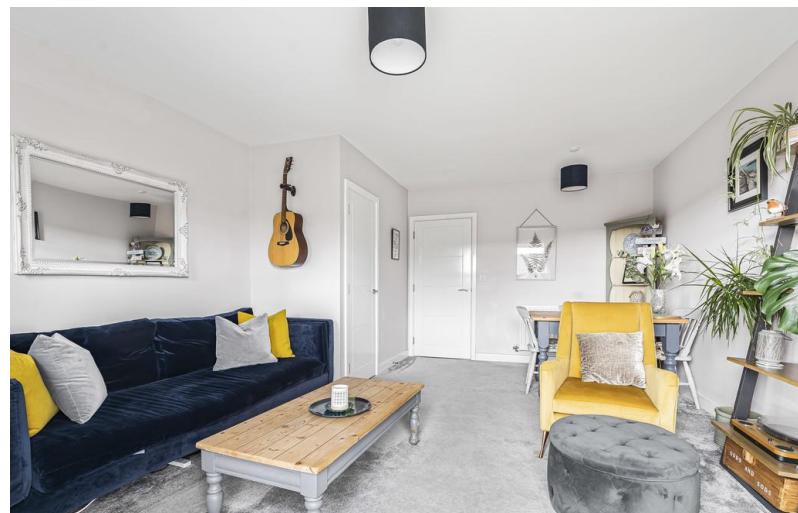
**COUNCIL TAX BAND**

B

**in a nutshell...**

- Two Double Bedrooms
- Modern Kitchen
- Living Room/Dining Room
- Bathroom & Cloakroom
- Landscaped Rear Garden
- Off Road Parking
- Ideal First Time Buy
- Close to Local Shops and Amenities
- Modern Build





the details...

A paved pathway leads through the front garden to the front door. Inside, it is beautifully presented with light and stylish décor and is warm and welcoming with gas central heating and double glazing throughout.

The front door opens to the entrance hallway with a convenient cloakroom with wood-affect vinyl flooring, a WC and wash basin and a staircase that leads to the first floor.

The kitchen is thoughtfully appointed with a space saving sliding door, stylish wood-effect tiles and an abundance of cupboard and worktop space. It comes equipped with an electric oven, ceramic hob, and integrated dishwasher as well as designated areas for a fridge/freezer and washing machine.

The sitting room is positioned at the rear of the property, offering ample space for both a comfortable sofa and a dining table. Carpeted throughout, it enjoys an abundance of natural light thanks to a rear-facing window and French doors that open directly onto the south-facing garden, creating a seamless connection between indoor and outdoor living.

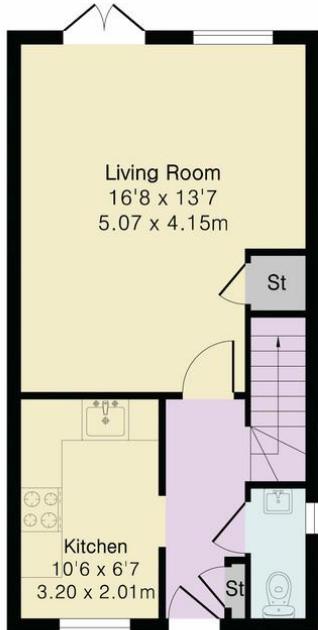


the floorplan...

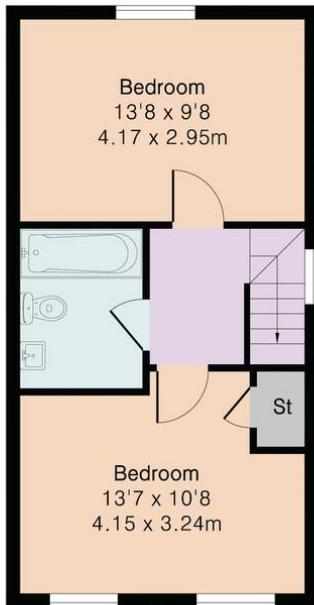
Approximate Gross Internal Area 748 sq ft - 70 sq m

Ground Floor Area 374 sq ft - 35 sq m

First Floor Area 374 sq ft - 35 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Upstairs, the property offers two light and airy bedrooms, each comfortably accommodating a double bed. Bedroom one benefits from a built-in cupboard, while bedroom two enjoys peaceful views over the rear garden and glimpses of the countryside.

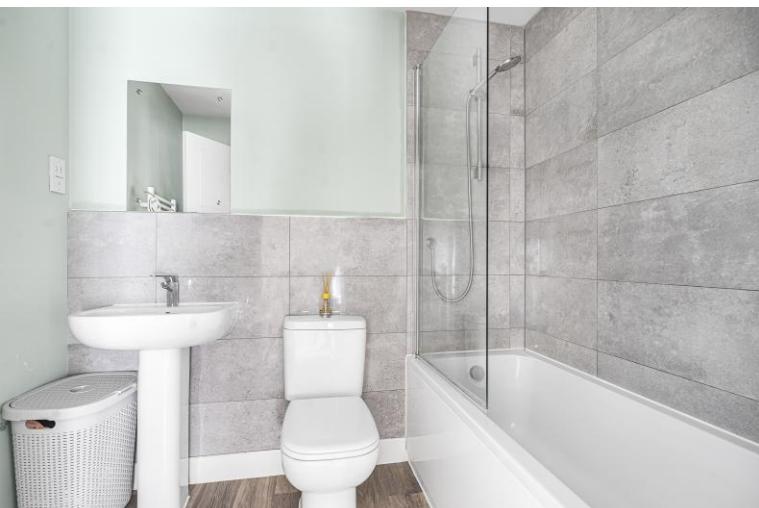


Completing the accommodation is a stylish bathroom, thoughtfully finished with wood-effect vinyl flooring. It features a tiled bath with shower over, a wash basin, WC, and a heated towel rail.

Outside, the rear garden is beautifully landscaped and fully enclosed, offering a safe and secure space for children and pets. Cleverly arranged over three levels, it makes the most of its footprint while providing distinct zones for relaxation and utility. An outside tap adds to the practicality.

The first level is paved and enjoys glimpses of the countryside beyond, perfect for morning coffee or evening sunsets. The second level is decked, with ample room for outdoor furniture and entertaining. The final tier is laid to gravel and accommodates a garden shed, ideal for storage.

A side gate provides direct access to the driveway, located at the side of the property, with parking space for two cars.



AGENCY NOTE - The Vendor of this property has informed us that there is Management Fee of £157.49 per annum for the maintenance of the communal green areas.

Tenure - Freehold
Council Tax Band B





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