



Enhanced with Alby STREET

7 Glen Creedy Court, Crediton, EX17 1GD

Guide Price £250,000

7 Glen Creedy Court

Crediton

- Excellent 3 bedroom end terraced house
- Tucked away town location
- Master ensuite and kitchen/diner
- Living room opening onto garden
- Ground floor WC and utility space
- Courtyard garden and off-road parking
- Gas central heating and double glazing

Within easy reach of the town, schools and supermarkets yet tucked away in a small development is Glen Creedy Court. A mix of houses and apartments built approx. 20 years ago it's now an established residential area within the town. This house sits on the end of a courtyard style arrangement with an open space to the front (no vehicles) and a small private walled garden to the rear.

This is an end terrace, 3 bedroom family home presented in good order throughout. There's a great sized kitchen/dining room which runs front to back, with built in appliances (oven/hob/extractor) and opens onto the garden behind. There's also a handy utility cupboard (to hide your white goods) and a generous ground floor WC and additional understairs store. The living room also runs front to back and there are double doors opening out to the garden from here too. The stairs rise from the living room to a landing where there are 3 bedrooms. The master bedroom has an ensuite shower room and a family bathroom (with corner bath) is shared with the further 2 bedrooms.





Outside to the front is the aforementioned mews style courtyard (a pedestrian area) and to the rear is a level and secure courtyard style garden with paving and built in recycling/bin stores plus a gate to the rear. There is a designated off-road parking space for the house (opposite No.1) and further visitor parking is also available, plus on street parking locally too.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

Estate Management Charge

This property is subject to a management charge, which contributes towards the maintenance and upkeep of communal areas and shared spaces. Such charges are common on modern housing developments.



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 B – Mid Devon

Approx Age: 2006

Construction Notes: Standard

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

Drainage: Mains

Heating: Mains gas

Listed: No

Conservation Area: No

Tenure: Freehold. There is a £160 per year management charge for the maintenance of the communal areas. The management company is owner and run by the residents.

DIRECTIONS

For sat-nav use EX17 1GD and the What3Words address is [///watch.standards.stag](https://www.what3words.com////watch.standards.stag) but if you want the traditional directions, please read on.

From Crediton High Street, proceed East passing the parish church and then take the left into East Street. At the end, turn left onto Mill Street and continue to the mini-roundabout. Take a right at the roundabout and then first right onto Hawkins Way which will turn into Glen Creedy Court.





Floor 0

Approximate total area⁽¹⁾
74.5 m²



Floor 1



(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.

GIRAFFE360



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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.