



**24 Okefield Road, Crediton, EX17 2DL**

Guide Price   **Guide Price £440,000**

# 24 Okefield Road

Crediton

- Detached well presented Bungalow
- Excellent location within a short walk to town centre
- Heated swimming pool
- 3 Double bedrooms
- South Facing garden with outbuildings
- Parking for 2 vehicles
- Large open plan kitchen/dining room
- Spacious lounge leading into a south facing conservatory

This detached bungalow sits in a tucked-away spot just a short walk from Crediton town centre, reached on foot through Peoples Park. Affectionately known as *The Tree House*, it combines a private, green outlook with everyday convenience.

Inside, the layout is straightforward and easy to live with. The kitchen and dining area are open plan, creating a sociable space with room for a large table and good natural light. The main lounge is generous in size and opens directly into a south-facing conservatory, which looks out over the garden and works well as a year-round sitting space.

There are three double bedrooms, all comfortably proportioned, along with two bathrooms, giving flexibility for family, guests or home working. Gas central heating and uPVC double glazing keep the house warm and efficient.





Outside is where the setting really comes into its own. To the rear, the garden is designed to be low-maintenance, with parking for two vehicles and access to the garage. The south-facing front garden enjoys sun throughout the day and has been thoughtfully laid out with a patio, heated swimming pool, summer house, greenhouse and fruit cage. Beneath the house, a useful pump room and workshop provides powered space with light and hot water—ideal for projects or storage.

The property also includes a single garage and additional off-road parking, rounding off a home that offers privacy, outdoor enjoyment and a genuinely walkable route into town.

Please see the floorplan for room sizes.

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

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

Broadband within this postcode: Ultrafast 2000Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Block/Brick

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.



Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**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.

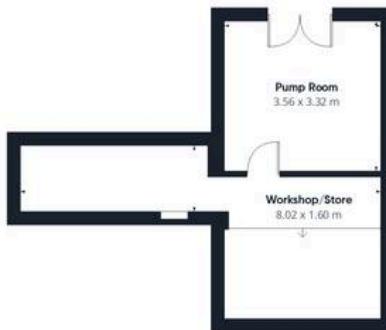
#### DIRECTIONS

From Crediton High Street take Searle Street up to People's Park. Turn left and then right onto Alexandra Road then right again onto Okefield Road. Number 24 can be found on your right at the end of Okefield Avenue.

For Sat Nav: EX17 2DL

What3Words: ///reckoned.obstruction.perfectly





Floor -1

Approximate total area<sup>(1)</sup>

152.2 m<sup>2</sup>



Floor 0

(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.





## Helmores

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