



87 Tarka Way, Crediton, EX17 3FF

Guide Price **£315,000**

87 Tarka Way

Crediton

- 3 bedroom end-terrace townhouse over 3 floors
- Well maintained and presented in excellent order
- Popular residential development on the edge of Crediton
- Spacious first floor living room & kitchen/dining room
- Principal bedroom with en-suite shower room
- Flexible ground floor hobby room or home office
- Garage part converted with two useful store areas retained
- Landscaped rear garden with seating areas
- Driveway parking to the front
- Good access to schools, shops, bus and train links

Set within the popular Tarka Way development on the edge of Crediton, 87 Tarka Way is a well presented three bedroom end-terrace townhouse arranged over three floors, offering flexible modern living in a practical and convenient setting. The position gives good access to local schools, shops, bus and train links, while open countryside is close by with miles of countryside walks on offer.

The house has been carefully maintained and is presented in excellent order throughout, with a light and balanced feel across each level. The accommodation is arranged to suit modern living, with the main reception spaces positioned on the first floor to make the most of the outlook and natural light and access out onto the garden.





On entering the property, the ground floor hallway provides useful storage (often lacking in modern homes) and access to what was formerly the garage. This has now been thoughtfully altered to create a hobby room or additional reception space, which works equally well as a home office or playroom/tv room. The remaining sections provide two separate store areas, retaining practical storage for bikes, bins and general household items.

The first floor forms the heart of the home. The living room is positioned to the front, offering a comfortable space to relax with the open outlook, while the kitchen and dining room sit to the rear and open out onto the garden. There is plenty of room for a dining table, and the layout makes it easy to move between cooking, dining and outdoor space. A WC is also located on this level for everyday convenience.

On the top floor are three bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are well proportioned and adaptable for children, guests or working from home.

Outside, the rear garden has been landscaped to create a usable and low maintenance space, with defined seating areas and planting that soften the layout. As an end-terrace property, there is a little more sense of openness compared to mid-terrace homes nearby. To the front, there is driveway parking for 2 vehicles, along with access to the remaining storage area of the garage and side access to the rear garden via the side steps.

Overall, 87 Tarka Way offers flexible accommodation, excellent presentation and useful additional ground floor space, making it a practical and comfortable home within easy reach of everything Crediton has to offer.



Agents Notes:

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.

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 C – Mid Devon

Approx Age: 2019

Construction Notes: Standard

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

Heating: Mains gas

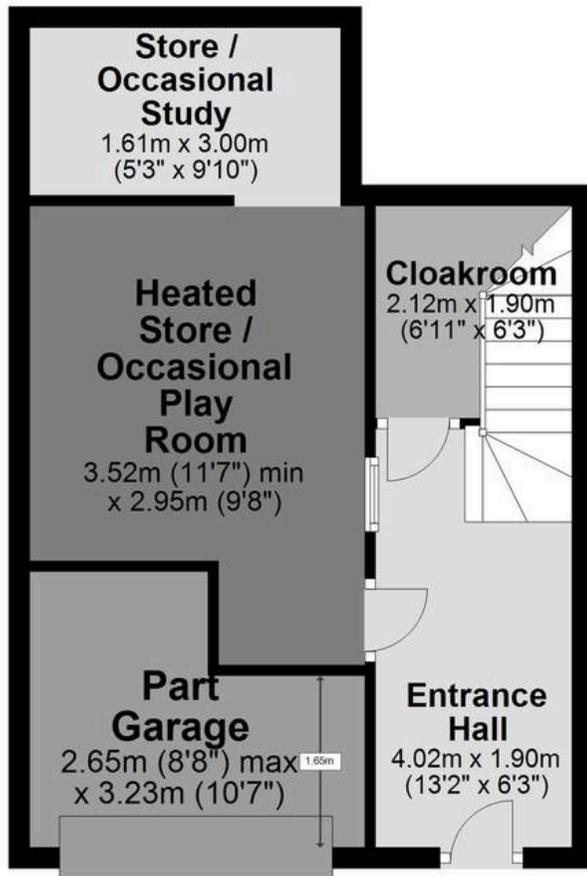
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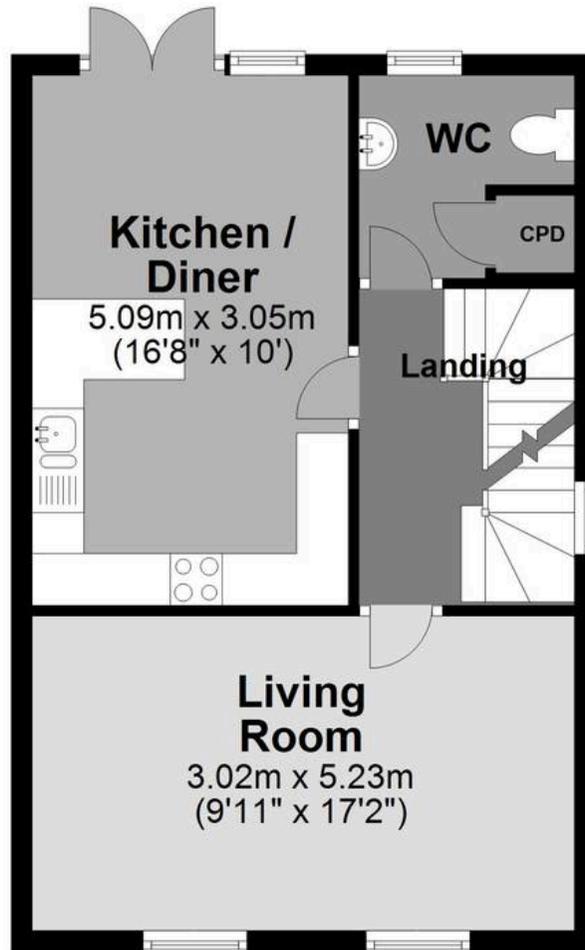
Parking Level

Approx. 29.4 sq. metres (316.0 sq. feet)



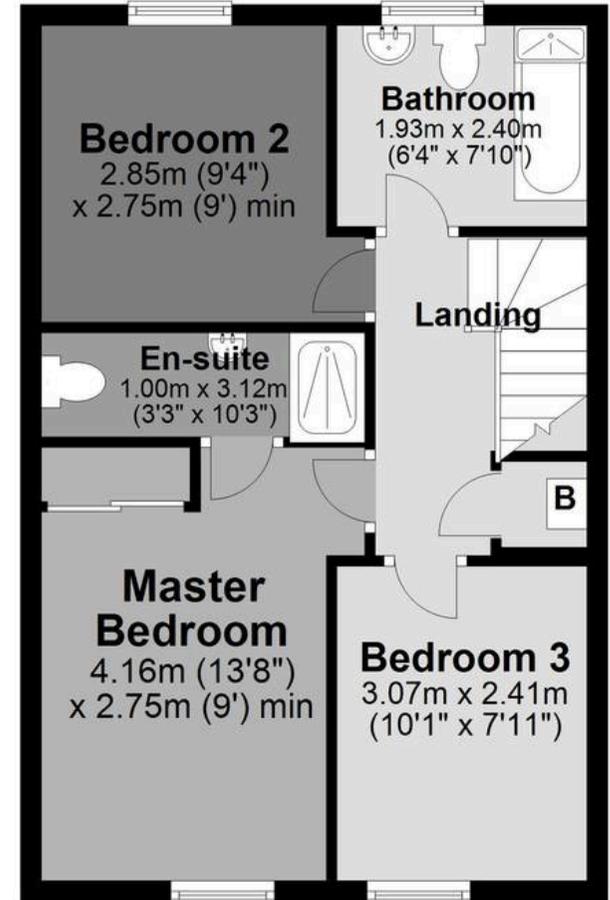
Garden Level

Approx. 42.8 sq. metres (461.1 sq. feet)



Second Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 115.5 sq. metres (1243.1 sq. feet)



Conservation Area: No

Tenure: Freehold with an estate charge annually of approx. £181 to cover communal areas and infrastructure.

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 Bishopic 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 3FF and the What3Words address is [///land.caveman.upward](https://www.what3words.com/land.caveman.upward) but if you want the traditional directions, please read on.

From the "Tesco" roundabout on the A377, head up Wellparks Hill and then first left into Tarka Way. Take the next left into Molyneux Drive, proceed all the way to the bottom and bear right, the property will be found on the right.



Helmores

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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.