



41 Westernlea, Crediton, EX17 3JE

Guide Price **£400,000**

41 Westernlea

Crediton

- Detached & extended property
- 4 Double bedrooms
- Open plan kitchen/dining room
- Downstairs WC
- Easy to maintain garden
- Summerhouse and outbuilding
- Garage & Parking
- Desirable area of town
- Very close to bus route

A detached home on the well-regarded Westernlea development in Crediton, within easy reach of the local bus route and the town's shops and services.

The property has been extended on the ground floor to create a larger, more flexible layout. At the heart of the house is an open-plan kitchen and dining area with plenty of space for cooking, eating and gathering together. Also in the extended area is the 4th bedroom/2nd reception room with doors leading directly out to the rear garden, helping the space connect easily with the outside. A utility room, separate pantry and downstairs WC provide useful storage and day-to-day practicality. At the front of the house, the main lounge is bright and comfortable, with a bay window drawing in natural light.





Upstairs are three double bedrooms. The principal bedroom includes high-quality fitted wardrobes by Ashgrove, while the second bedroom also benefits from mirror-fronted fitted wardrobes. The rear bedroom is particularly generous in size and was originally arranged as two single rooms, meaning it could be reconfigured back if additional bedrooms were ever required. There is uPVC double glazing throughout and a top of the range Worcester gas boiler fitted in 2021

Outside, the front garden is laid to lawn with flower and shrub borders. There is parking for two vehicles along with access to the garage, which has an up-and-over door. A path to the side leads through to the rear garden, which has been paved for straightforward maintenance and is bordered with ornamental trees and shrubs. A summer house provides a pleasant spot to sit, and there is also a large storage building. At the far end of the garden, a small stream adds a gentle natural feature to the setting.

Please see the floorplan for room sizes.

Council Tax: Band D - Mid Devon 25/26 - £2,616

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

Broadband within this postcode: Ultrafast 2000Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Block

Listed: No

Conservation Area: No

Tenure: Freehold

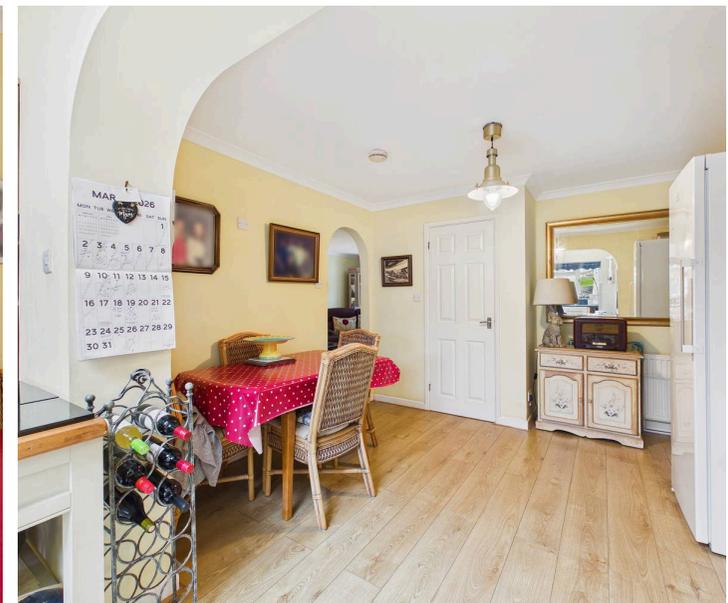


Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

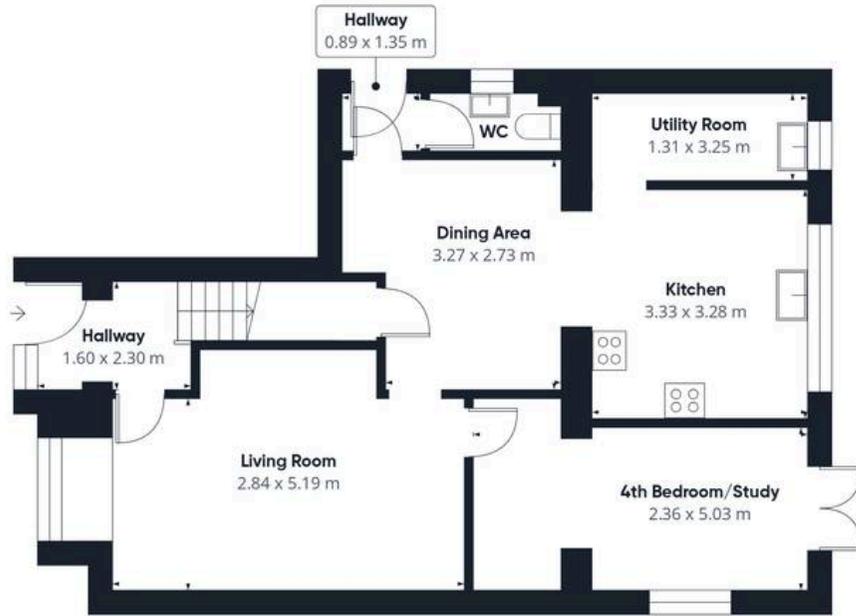
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband 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.

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.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
115.9 m²

(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.

GIRAFFE 360



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 : From Crediton High Street, take the A377 in a Westerly direction. At the lights on St Lawrence Green take a left turn onto Lanscore. Continue down the hill and take a right turn onto Westernlea, number 41 can be found along to the right.

For Sat Nav: EX17 3JE

What3Words: [///dips.balconies.transcribes](https://www.what3words.com/dips.balconies.transcribes)





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.