

FOR SALE

HELMORES

SINCE 1699



OFFERS  
OVER  
£299,950

**26 Beech Park  
Credon  
EX17 1HW**

- Modern detached house in popular town edge location
- Four bedrooms with en-suite to master
- Beautiful conservatory, living room & dining room
- Ashgrove kitchen, Neff oven, hob & extractor
- Pretty & mature gardens
- Garage and parking

BEDROOMS

4

RECEPTIONS

3

EPC

TBC



**DESCRIPTION :** This modern detached house is situated in this ever-popular part of Crediton, with easy access to the town or link road to Exeter, or in the opposite direction, beautiful rolling hills and many country walks.

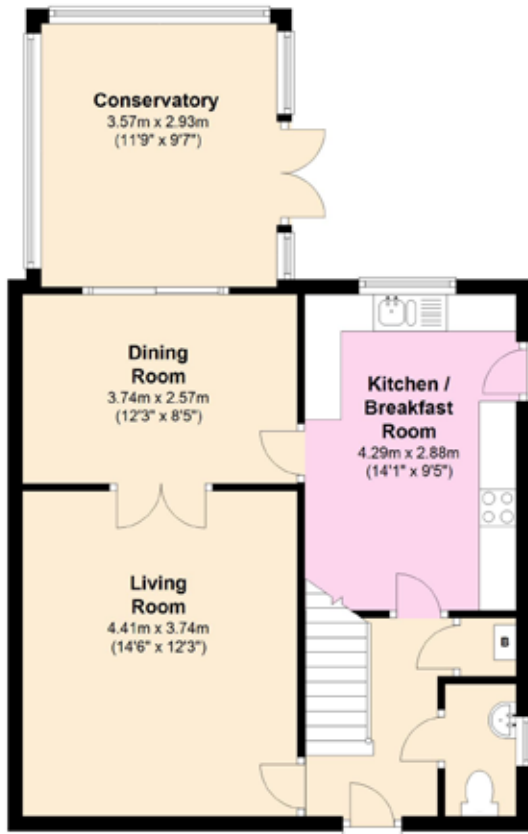
The four bedroom accommodation includes an en-suite shower room to the master, built in wardrobes to bedroom2, plus a white suite bathroom with shower over the bath and a heated towel rail.

Downstairs we have the living room with open fire, double doors leading to the dining room/study and the beautiful conservatory, which is currently used as a dining room, with a double radiator allowing year round use. There is also a downstairs WC, mains gas central heating and uPVC double glazing throughout.

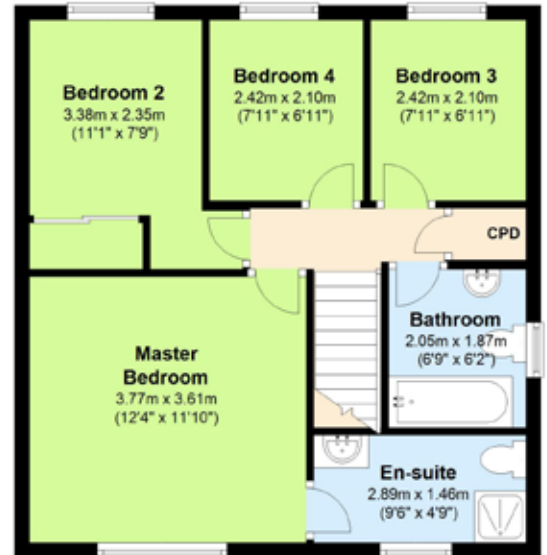
The mature gardens are very pretty with areas of lawn interspersed with an array of beautiful beds and borders. There are further areas to the side and rear of the garage (ideal for clothes drying or a private retreat), plus a garden shed. The detached garage has light and numerous power points (partially used as a workshop, with off-road parking in front too).

Please see the floorplan for room sizes.

## Ground Floor



## First Floor



Council Tax: D

Utilities: Mains gas, water, electric, telephone & superfast enabled broadband (Up to 34 Mbps)

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

**DIRECTIONS** : From the High Street, turn into Market Street and follow the road into Parliament Street. Proceed past the library and continue until arriving at a mini-roundabout. Turn left into Jockey Hill and immediately right into Pounds Hill. Proceed to the top of the hill, around to the right into Bech Park. Number 26 will be found along on your left.

**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted "outstanding" sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

