



- **Fantastic town edge location**
- **3 bedroom detached house with master ensuite**
- **Kitchen / dining room**
- **Garden, parking and two garages**



Guide Price £279,950

HELMORES
SINCE 1699

108 TARKA VIEW
CREDITON EX17 3FF



Tarka View is a collection of 185 new, freehold homes in CREDITON, ranging from one-bedroom apartments up to large four-bedroom detached houses. CREDITON is a popular and thriving market town located in beautiful Mid Devon, offering idyllic rural living with the convenience of outstanding local schools and amenities. It is ideally positioned on the Exeter (SE) side of the town with excellent transport on road and rail into Exeter with the University a little over 6 miles away and the city centre another mile further on.

The Copplestone is a stylish 3 bedroom town house which is built traditionally and is freehold. The 10 year LABC Warranty, gas central heating, operated by a HIVE controller, uPVC windows and floor tiling to the kitchen and cloakroom are all standard. This stylish new home includes two garages, a wide hallway and a useful store room on the ground floor.

The first floor kitchen/dining room has French doors that open onto the patio and rear garden. A double oven ceramic hob, extractor plus integrated fridge freezer are fitted as standard in the kitchen. The living room is on the front of the property, some with views of the surrounding countryside. There is also a cloakroom on this level with a laundry cupboard included.

On the top floor, there are three bedrooms, the airing cupboard and the bathroom. The bathroom has a shower over the bath with a glass shower screen. The master bedroom has fitted wardrobes and an ensuite shower room.

To the outside at the front is the driveway and to the rear, the tiered, turfed garden. One of the show homes at Tarka View is a Copplestone, so you can see inside an example of this brand new design!

Did you know our Copplestone garage has light and power and is over 20' long? Room for a SUV plus storage perhaps for a motorbike, bicycles or kayaks!

Please see the floorplan for room sizes.

Please note that the photos are from a different plot number

Council Tax: Band C

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

Fastest broadband speed within this postcode: Up to 67Mbps

Drainage: Mains drainage

Heating: Gas fired central heating (HIVE Smart controlled)

Listed: No

Tenure: Freehold

EPC: B

DIRECTIONS : From CREDITON: Head towards Exeter and once reaching the roundabout by the Tesco superstore, take the first exit and then first left into Tarka View.

From Exeter: Head towards CREDITON and once reaching the roundabout by the CREDITON Tesco superstore, take the third exit and then first left into Tarka View.

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.

Covid-19 Safety Policy

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helsesafe.com/staysafe

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.



111-112 High Street, Crediton
 Devon, EX17 3LF
www.helmores.com

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Floor plans and maps are not to scale and are for identification purposes only. Please telephone to check current opening hours before embarking on any journey to visit our office.



TO VIEW CALL 01363 777 999

property@helses.com