



- **Excellent 3 bedroom town property**
- **Great value for money being over a flat**
- **Amazing town views and close to centre**
- **Two floors with living room and kitchen diner**
- **Modern fitted kitchen and bathroom**
- **45m garden to the rear with side access**
- **Off road parking**

Offers Over £175,000



HELMORES
SINCE 1699

48 GREENWAY
Crediton EX17 3LP



Crediton's busy town centre has plenty of independent shops, cafes and pubs and is only 7 miles from the centre of Exeter, with frequent buses and a train station adding to the ease of living here. This property is in a residential street within walking distance of the town and schools and offers terrific value for money.

Originally, the property was built as a 3 storey town house but planning was granted in 2003 for the conversion of the lower floor into a separate flat. This gave rise to the property being offered today, a 2 floor "house" just with a flat underneath! The property has its own front door and stairs to the living level with a light and bright living room as the rear and a well-designed kitchen/dining room which takes in the ever changing town views to the front. The property is very well presented and has terrific space with great room sizes. Up again, there are 3 bedrooms, again with views over the town and garden to the rear and a well fitted, modern family bathroom.

Outside to the front is off-road parking and there is pedestrian access up the side to access the rear garden without needing to go through the house. The garden can be accessed via a "bridge" which leads from the back door in the living room. The rear garden faces south and is tiered with patio seating areas, play areas and then a higher area of lawn. The garden extends in all to approx. 45m x 5m.

In summary, it is a lot of house for the money with parking, 3 bedrooms, views, a lovely garden and all within easy reach of the town.

Please see the floorplan for room sizes.

Council Tax: B

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

Fastest broadband speed within this postcode: Up to 67Mbps

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

EPC : C

Tenure : Leasehold - please ask for details. 999 year lease from 2005.

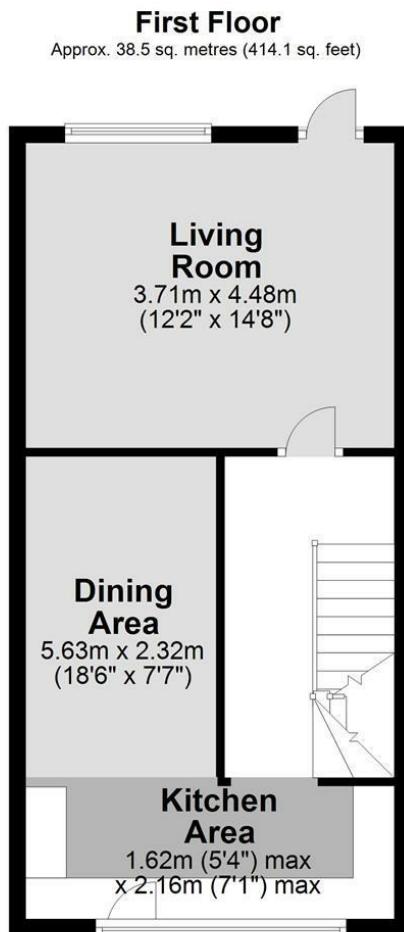
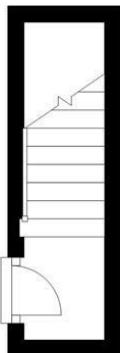
COVID-19 SAFETY POLICY

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

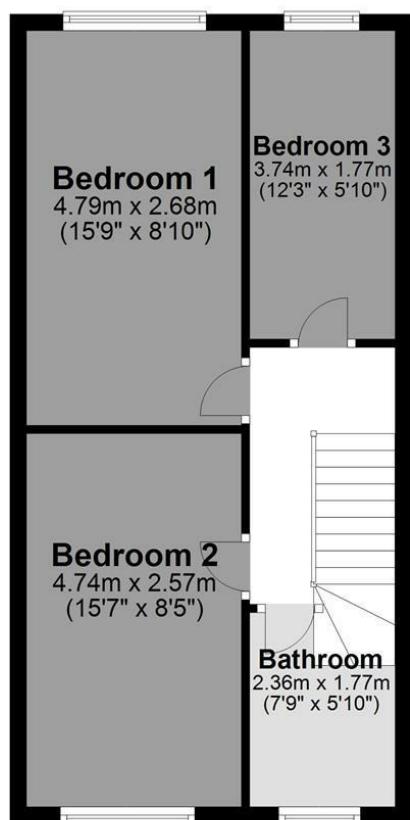
Ground Floor

Approx. 3.8 sq. metres (40.5 sq. feet)



Second Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 84.4 sq. metres (908.9 sq. feet)



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TO VIEW CALL 01363 777 999

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