



- **Fantastic elevated town cul-de-sac**
- **4 bedroom detached chalet bungalow**
- **Can be used as a traditional 2 bedroom bungalow**
- **Good sized gardens with views**
- **Hot tub area with changing room**
- **Ample parking and garage**
- **No chain**

Guide Price £380,000



HELMORES
SINCE 1699

2 MURLEY CLOSE
Crediton EX17 2DU



Crediton, the lovely Mid Devon market town is built on two sides of a valley with the busy High Street running through the middle. The north side of the valley enjoys views to the south which take in the town rooftops and the beautiful surrounding countryside. That's exactly what you get from this chalet bungalow in an elevated cul-de-sac position, being quiet and yet with the town on hand when needed.

The property is very well presented with little for a new owner to do. The layout is extremely flexible with 2 bedrooms and a bathroom to both the ground and first floors so it can be used as a traditional single storey bungalow if required but also has the benefit of the upstairs giving additional space. There is a good sized living room and the kitchen, which in turn opens into the triple aspect dining area, has views over the town. There is the opportunity to access the decking and garden from the dining room to take advantage of the private garden. All of the bedrooms are a good size and one of the bedrooms on the first floor has an ensuite with shower and WC. There is additional storage upstairs into the eaves which is easy to access.

The outside is sure to be an attraction for many with a driveway leading to the garage (with electric door) and additional block paved parking is located to the front of the property. There are a couple of pathways to the garden from the garage or around the side and the garden takes advantage of the lay of the land with various places to sit. There are lawns and planted beds and a newly created garden shed tucked away for easy access to garden tools. At the rear of the garage is a useful store which historically has been used as a changing room for a hot tub and there is a suitable hard-standing with pergola and electrics ready to take a hot tub if it was desired by a new owner. This makes a lovely seating/entertaining area and over looks the garden and south over the town to the rolling hills beyond.

Please see the floorplan for room sizes.

Council Tax: D (Mid Devon)

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

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Tenure: Freehold

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.

DIRECTIONS : From Crediton High Street, proceed up the High Street (west) towards The Green. At the traffic lights, turn right and immediately left into St Martins Lane. At the junction, go straight over onto George Hill and then take the first left into Murley Close. Bear left and the property will be found on the left at the bottom of the cul-de-sac.

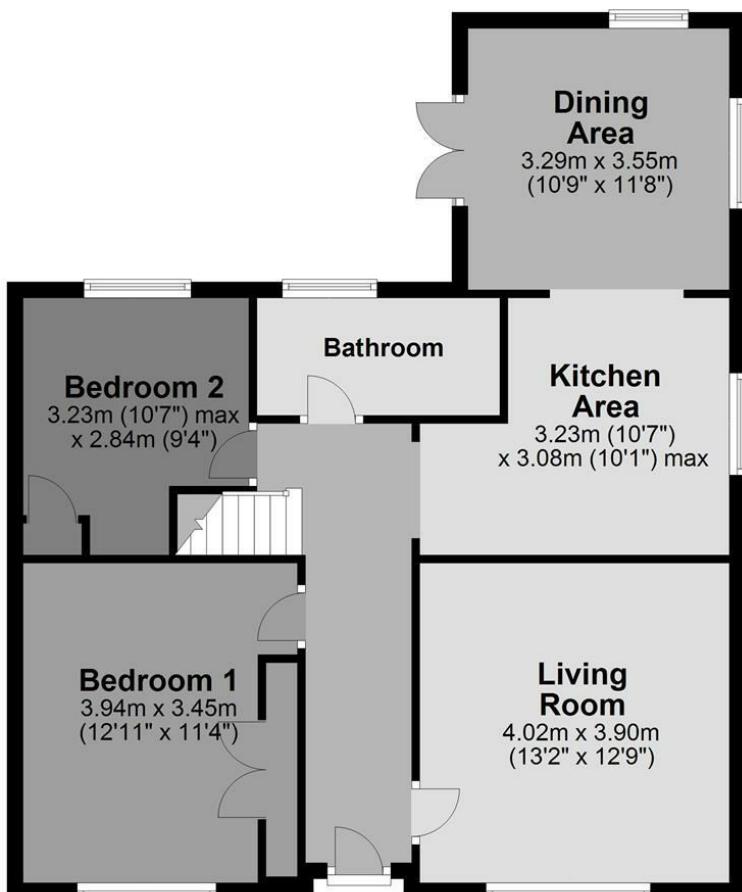
COVID-19 SAFETY POLICY

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.

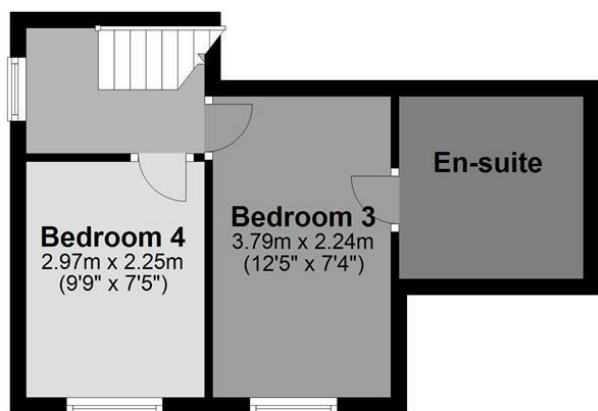
Ground Floor

Approx. 76.1 sq. metres (819.0 sq. feet)



First Floor

Approx. 24.9 sq. metres (267.7 sq. feet)



Total area: approx. 101.0 sq. metres (1086.7 sq. feet)



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