



- **Fantastic town edge location**
- **Amazing Dartmoor views & South facing garden**
- **3 double bedrooms with master en-suite**
- **Open plan style chalet bungalow**
- **Living room and kitchen / breakfast room**
- **Off road parking and garage**
- **Workshop and plenty of storage**



Guide Price £400,000

HELMORES
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6 MURLEY CLOSE
CREDITON EX17 2DU



This property is a great example of what can be done with some clever design and boy was it worth doing! The original bungalow was substantially updated a few years ago to produce a wonderful modern home with open plan spaces, plenty of light with glass aplenty which makes the most of the south and west aspects with some truly spectacular views to Dartmoor on the horizon. The property is in a cul-de-sac on the north side of the valley so it benefits from day long sunshine and whilst the town is accessible, it's a quiet and sought after location. There is gas central heating and a large range of solar PV's on the roof to help with the energy efficiency of this lovely home.

The first impressions from the outside give a feel of what's to come with grey profile windows and a welcoming entrance door. The large hallway gives an immediate feeling of space and glazed double doors draw the eyes through to the kitchen/breakfast room. This is a super room with triple sliding doors and stunning views, a fully fitted kitchen and island really look the part. There are double doors to the living room which is dual aspect (south and west) and again has the far reaching views and over the garden. The doors can be left open for a flowing open plan feel or closed for more comfort and privacy so it is incredibly flexible. This theme also continues to the study or dining room which can again be opened up into the living spaces. Also on the ground floor is a double bedroom and a well fitted bathroom with separate bath and walk in shower. A stylish staircase leads to the first floor where the views get even better. Bedroom one has an en-suite and laundry area (with plumbing for the washing machine on the level you want it!) and bedroom two also has beautiful views.

Outside, the property is approached from the cul-de-sac into two driveways, both block paved with one leading to the integral garage with electric door. Behind the garage, and accessible from the garage or the rear garden, is a fantastic workshop overlooking the garden and ideal for hobbies. There is a further door to the boiler room and on again into plenty of dry and secure storage which runs under the property. To the south (side) is a private garden with ample lawn and various seating areas. There are raised beds so plenty to keep a keen gardener fulfilled. Steps lead back up to the kitchen from the garden and provide an elevated deck to enjoy the view with glass balustrades.

Please see the floorplan for room sizes.

Council Tax: D (Mid Devon)

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

Drainage: Mains drainage

Heating: Gas central heating and PV solar

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.

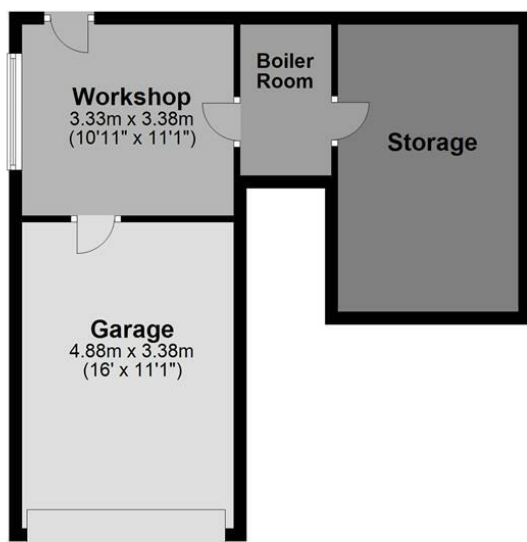
COVID-19 SAFETY POLICY

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

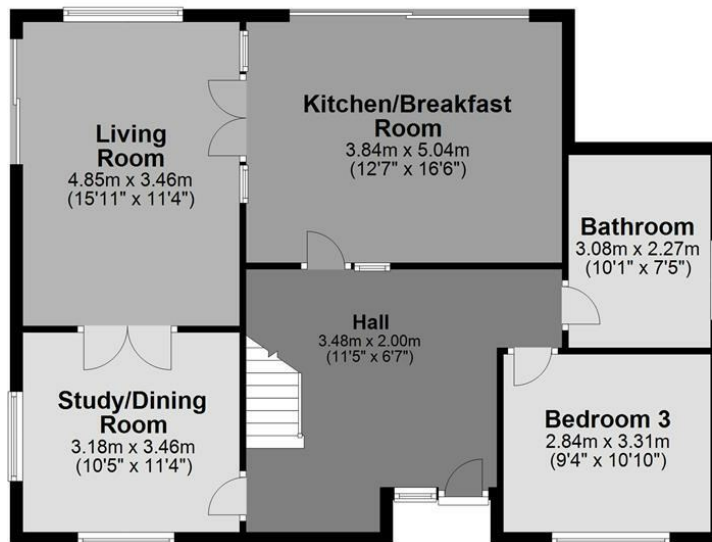
If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

Basement

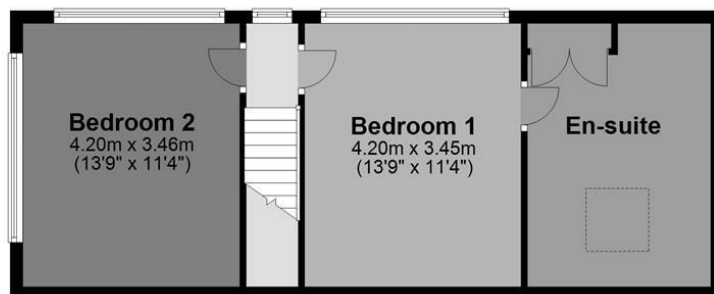
Approx. 42.7 sq. metres (459.5 sq. feet)

**Ground Floor**

Approx. 82.8 sq. metres (890.9 sq. feet)

**First Floor**

Approx. 46.1 sq. metres (495.8 sq. feet)

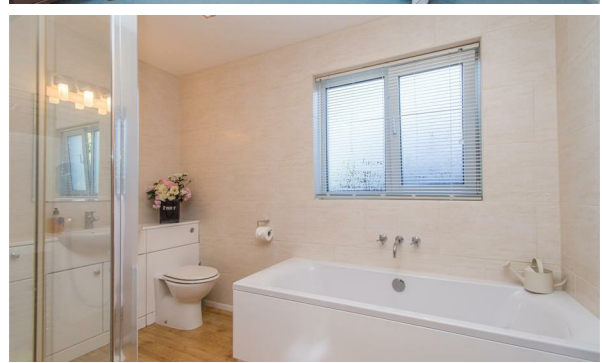


Total area: approx. 171.5 sq. metres (1846.2 sq. feet)

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