



- **Excellent brand new 4 bedroom link detached house**
- **Air source heat pump and underfloor heating**
- **Tucked away town location**
- **Kitchen/dining room opening onto garden**
- **10 year NHBC warranty**
- **2 en-suites and family bathroom**
- **Garage and off-road parking**
- **Good sized level garden to rear**
- **One of just 5 similar houses**

**Guide Price £295,000**



**HELMORES**  
SINCE 1699

**PLOT 4 HAWKINS WAY**  
CREDITON EX17 1HZ



This is a small development of just five family homes within the town in a tucked away position within easy access to schools, supermarkets, public transport and the leisure centre. Built by RM Peters Limited who have been building quality homes in this area for many years, these properties have the latest technology with air source heat pumps and under floor heating to provide energy efficient homes with reduced running costs. Each will come with a 10-year NHBC structural warranty giving peace of mind and the first plot, plot 5 will be ready for occupation in early 2021. Each home will have flooring and carpets, lawned and paved gardens and have kitchens with integrated appliances.

The layouts are over 3 floors with an entrance hall, good sized living room and a kitchen/dining room opening on the rear gardens. Essentially for a family home, there is also a ground floor WC. On the first floor are 3 bedrooms, one of which has an en-suite shower room and a family bathroom and then up again to the master suite is a further double bedroom with the second en-suite shower room.

Outside, there is off-road parking and a good-sized garage with a garden to the rear and access to the side which can double up as a tucked away recycling/bin store or room for a shed.

Agents Note: The photos are of plot 5 (temporary show home) and reservations can be made (subject to approval) on remaining plots and an early reservation/exchange will allow for some personal changes to be made (subject to build stage). Build completion is expected Summer/Autumn 2021.

Please see the floorplan for room sizes.

Council Tax: TBC

Utilities: Mains water, electric, telephone & broadband

Fastest broadband speed within this postcode: Up to 67Mbps

Drainage: Mains drainage

Heating: Air source heat pump and electric

Listed: No

Tenure: Freehold

SAP : C

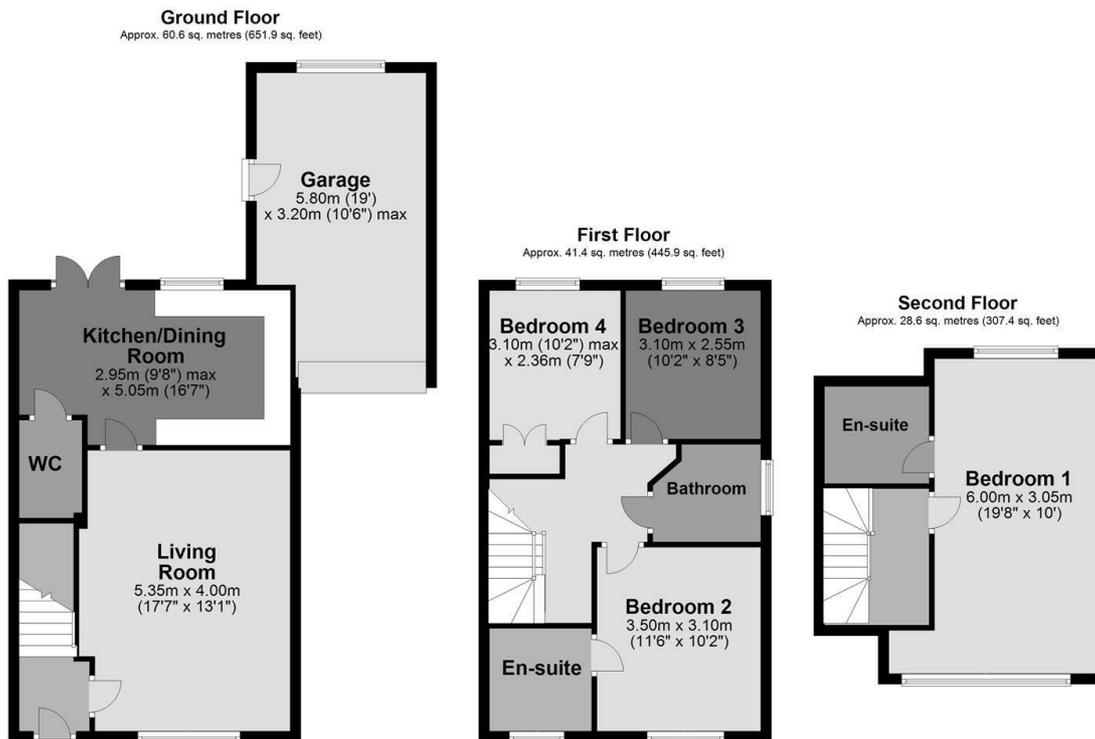
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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 the High Street, proceed down the town (easterly) pass the parish church on your left and bear left into East Street. At the end, turn left into Mill Street and follow the road around to the mini-roundabout and turn right towards Lords Meadow. Take the first right into Hawkins Way and proceed to the end and bear right, the new houses will be found on the right.

#### 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](https://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.



Total area: approx. 130.5 sq. metres (1405.2 sq. feet)



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

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