



39 Willow Walk, Crediton, EX17 1DD

Guide Price **£260,000**

HELMORES
SINCE 1699

39 Willow Walk

Crediton EX17 1DD

- 3 bedroom semi detached house
- Easy to maintain garden
- Modern kitchen
- Tucked away location
- Conservatory
- Garage
- uPVC double glazing
- Gas central heating

Willow walk is a popular development on the outskirts of Crediton with great links to transport and shops. No 39 is tucked away in a no through part of the estate enjoying peace and quiet and very minimal traffic. This house has been well maintained and updated to provide a modern and functional place to call home.



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The entrance hall leads through into a sitting room with a gas fire and large bay window offering a bright and light space to relax. There is an opening through to the kitchen which has been recently updated with modern units, integrated 70/30 fridge/freezer and dishwasher. There is a 4 ring induction hob with extractor and a double eye level oven. There is plenty of cupboard space with two corner carousel units to maximise storage. To the side of the kitchen is a conservatory with tv point and a door into the garden.

Upstairs there are three bedrooms, all with lovely views, one is a single and two are doubles. The bathroom has a shower and modern white suite with a vanity unit and floor to ceiling tiles.

There is uPVC double glazing and gas central heating from the combi boiler located in the garage.

Outside there is a garden to the front laid to lawn with shrub borders. There is a parking space in front of the garage which provides access to the back garden. The garage has plumbing for washing machine/dryer and electric. The back garden is fully enclosed, there's a patio and bbq area directly behind the house and the rest is laid to decorative chippings with shrub borders. To the rear of the garden is a gazebo and a summer house.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25 – £2218.74

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas 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). 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.

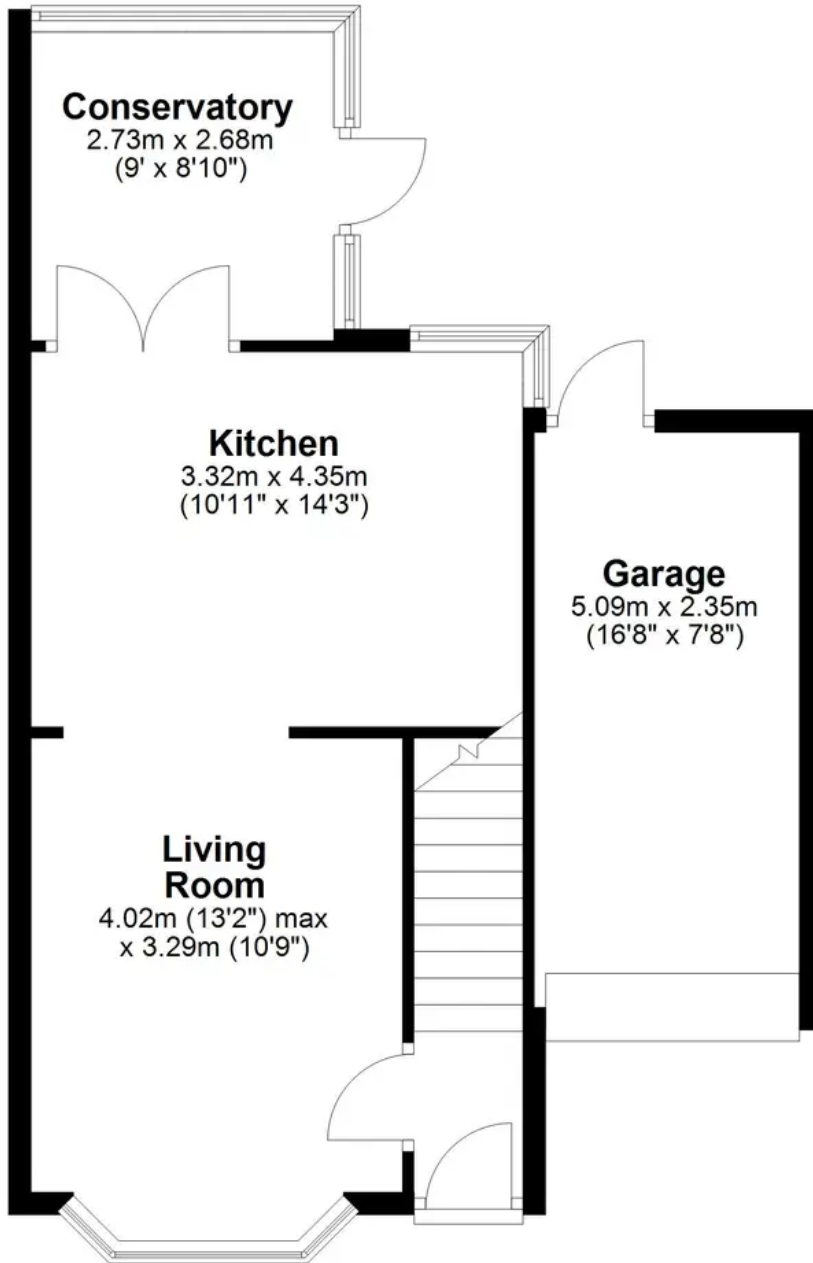
DIRECTIONS : From Crediton High Street, continue towards Exeter and after the Church take a left turn onto East Street then take another left turn onto Mill Street. Continue until you reach a roundabout and take the 1st exit onto Exhibition Road. Then take a right turn onto Bramble Lane and then a right turn onto Willow Walk, no 39 can be found towards the end on the left.

What3Words: ///dodging.delighted.tenure



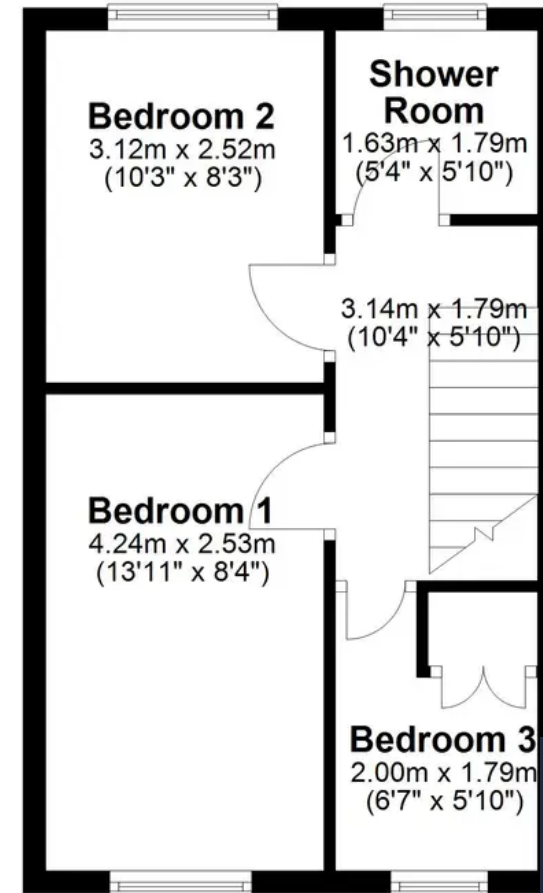
Ground Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 86.4 sq. metres (929.5 sq. feet)

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