



5 Churchill Drive, Crediton, EX17 2DW

Guide Price **£235,000**

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5 Churchill Drive

Crediton

- 3 bed terraced house
- Newly fitted bathroom
- Modern kitchen (2021)
- Brand new boiler
- Lovely views
- Popular location and short walk to High Street
- 12m Garden with rear access

Churchill Drive is conveniently located within just a short walk from the town centre, no 5 is situated at the top of the road where you can enjoy views over the town and to the countryside beyond.



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The entrance hall with stairs ahead leads through to the lounge which is a light and airy room, the flooring is a light oak laminate which continues throughout the downstairs, the kitchen was newly fitted in 2021 and has a really good range of units with oven and ceramic hob, integrated fridge/freezer and dishwasher, room for a washing machine and dryer AND there's still room for a family table. A door leads from the kitchen to the garden.

Upstairs there are 3 bedrooms, two doubles and one single and there is a lovely newly fitted bathroom with L shaped bath with shower over and a glass screen. The house is centrally heated and a new gas boiler was fitted this year. There is uPVC double glazing throughout.

Outside there is a garden to the front which is low maintenance and gravelled, to the rear is a paved area immediately outside the back door and then laid to lawn with a decking area to the rear, total back garden size is 15m x 5.5m. There is a gate which provides separate access to the garden from a path.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2023/24 - £1851.08

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.

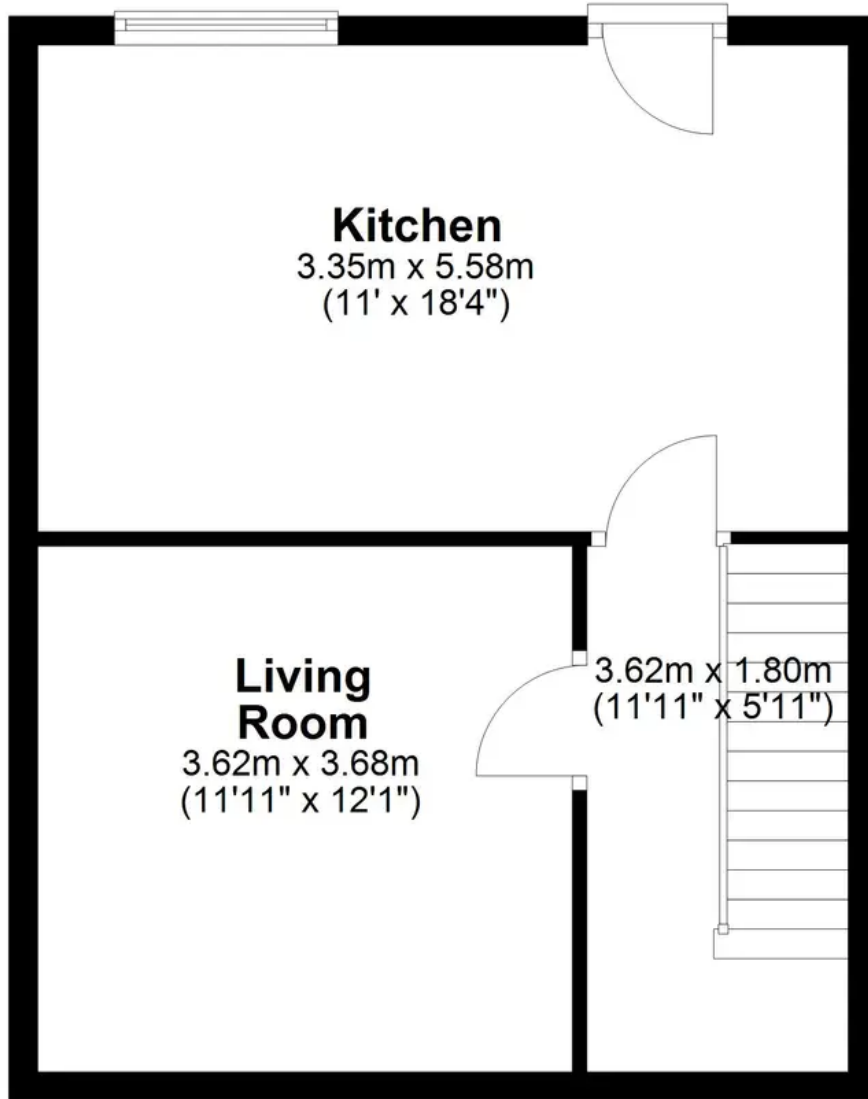
DIRECTIONS : From Crediton High Street, head up Searle Street and at the top turn left onto Peoples Park Road, continue onto Alexandra Road and Churchill Drive can be found on your left, no 5 is just along on the left hand side.

What3Words: ///painting.distracts.broads



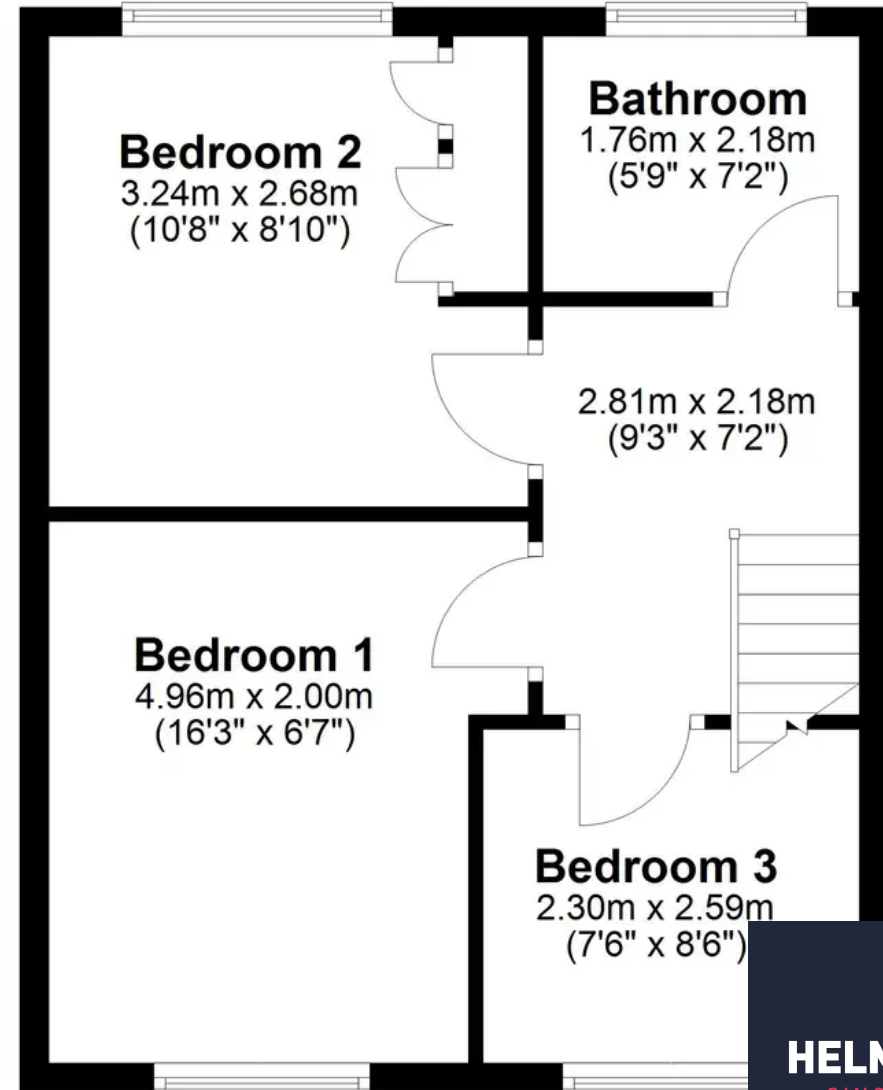
Ground Floor

Approx. 39.5 sq. metres (424.6 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 80.7 sq. metres (868.4 sq. feet)

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