



# 1 Saxon Close, Crediton, EX17 3DS

Guide Price £270,000

**HELMORES**  
SINCE 1699

# 1 Saxon Close

Crediton EX17 3DS

- Well presented 3 bedroom semi detached house
- Easy to maintain garden
- Beautiful 16' (5m) kitchen / diner
- Downstairs WC
- Fully fitted kitchen with built in appliances
- Gas central heating
- Sought after town location
- Garage and parking for 2

1 Saxon Close is on the gateway to this sought after estate in Crediton, it's conveniently located to both bus and train routes to Exeter and beyond.



**HELMORES**  
SINCE 1699



You enter the house into a light and bright wide hallway with WC & understairs storage, the large kitchen has attractive marble style worktops and shaker units, there are all the expected integrated appliances along with a cooker with electric hob. The porcelain tiled floor is a great addition and there's plenty of room for a family sized table. The lounge has double doors out to the garden and is a great place to relax. Upstairs there are 2 good sized double bedrooms and a further large single that is currently used as a dressing room. There's a good storage space on the landing and a well fitted bathroom with bath and shower over and fitted vanity units. There's gas central heating and uPVC double glazing throughout.

The garden (15m long x 6m wide tapering to 3.2m) is easy to maintain with artificial grass at the far end and further decking and chipping area, it's fully enclosed with access to the side from the front of the house and great for entertaining. Just down the street a little way is the garage which is located under a coach house and has 2 parking spaces in front.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2,115.53

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



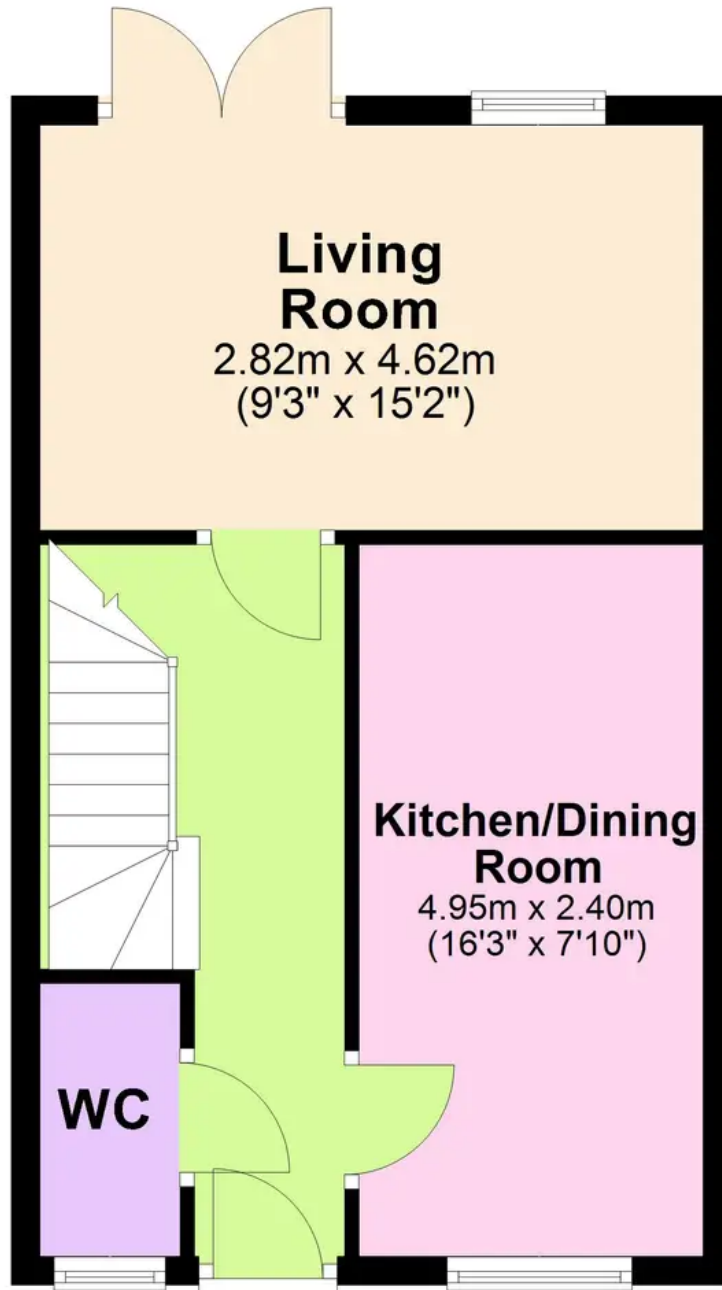
**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring 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 towards Exeter and then take a right turn onto Park Road then a left turn onto Dokkum Road. Continue ahead and 1 Saxon Close will be found on your left.

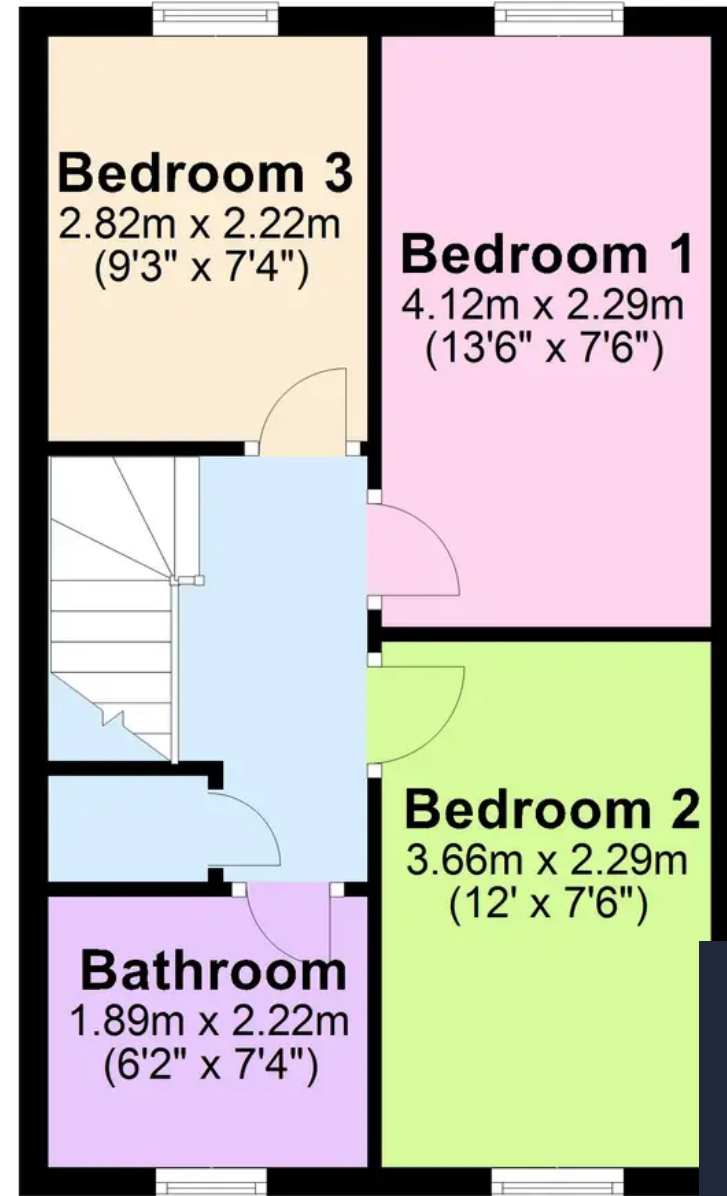
What3Words: [///workloads.advice.fermented](https://www.what3words.com/#!/workloads.advice.fermented)



## Ground Floor



## First Floor





# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

**HELMORES**  
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.