



54 Queen Elizabeth Drive, Crediton EX17 2EJ

Guide Price £260,000

**HELMORES**  
SINCE 1699



# 54 Queen Elizabeth Drive

Crediton

- 3 bedroom family home
- Modernised throughout
- Kitchen/dining room and living room
- Useful additional WC
- Potential to incorporate garage
- Secure rear garden with patio
- Excellent rural walks nearby
- On a bus route
- Off-road parking and garage

On the Western edge of the market town of Crediton is a linear development of 2, 3 and 4 bedroom homes built in the 1990s. Being on the edge of town, there are countryside walks nearby and it's well positioned for Lanscore primary school as well as QE secondary school which has a 6th form. The town centre is a relatively level walk plus there's a bus stop at the bottom on the A377 which links into the town and onto Exeter.

The house is an end-terrace, 3 storey family home with plenty of space. It's worth noting that a few properties have converted the garage to give a 4th bedroom and ensuite so there's potential to do this is desired (stp).



**HELMORES**  
SINCE 1699



The garage and entrance hall are on the ground floor with a large store (currently used as a study area) but is ideal storage or even a utility space. Rising up to the first floor, there's a lovely living room opening on to the garden and a well fitted kitchen/diner to the front with a view over the rooftops to the surrounding countryside, and don't forget the really useful additional WC on this floor. The whole property is really well presented and there's little for a new owner to do. It's got mains gas central heating and uPVC double glazing throughout too. Up to the second floor and there are 3 bedrooms and the bathroom with bedrooms 1 and 2 having built in storage but there's a cupboard on the landing too.

Outside, there's a lawn and brick paved driveway which leads to the garage. It maybe possible to create further parking is required by altering the lawn. The rear garden is accessed from the middle level (living room) and has been designed with ease of maintenance and year round use in mind. The majority is paved with a pretty stone wall and planted bed. The garden can be accessed from the steps to the side of the house to save taking things through. Beyond the garden fence is access for the neighbour to their garden, this path is actually owned at the rear by No. 54 with the neighbour having a right of way but it's outside of the garden fence for privacy/security.





Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2115.53

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

**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

What3Words address is [///paths.wants.catapult](https://www.what3words.com/paths.wants.catapult)

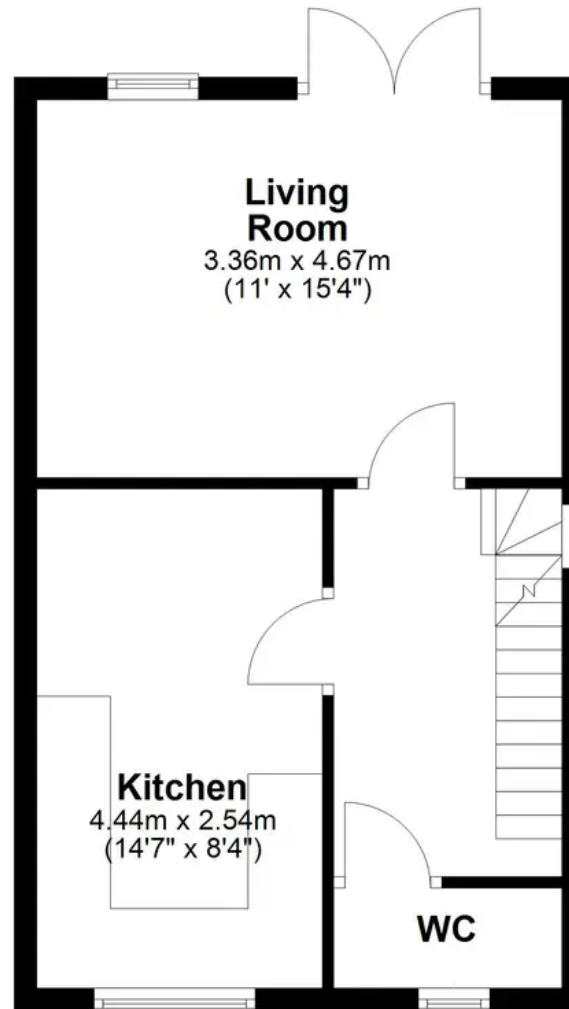
From Crediton High Street head towards Coplestone along Western Road. As you’re leaving the town, take the last right into Queen Elizabeth Drive and continue up the hill. No 54 will be found on the right hand side about half way up.





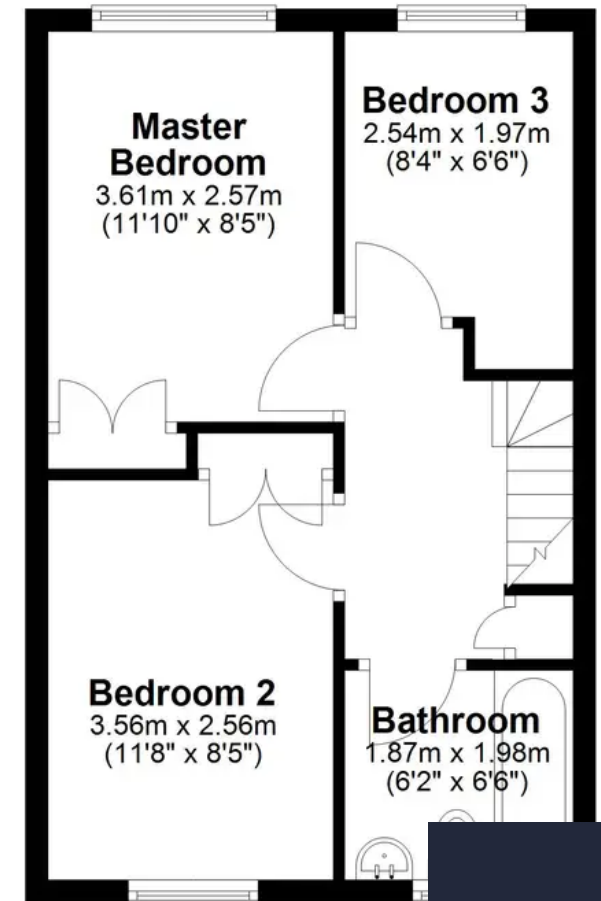
## First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



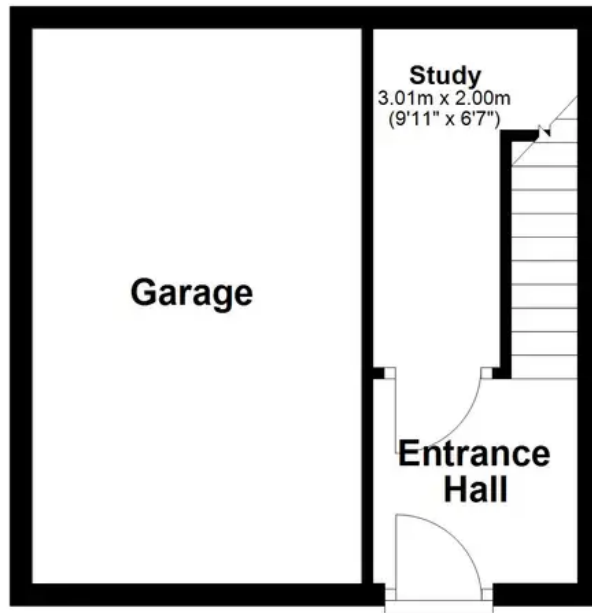
## Second Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



## Ground Floor

Approx. 28.7 sq. metres (309.5 sq. feet)



Total area: approx. 101.1 sq. metres (1088.5 sq. feet)

**HELMORES**  
SINCE 1699





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

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

[helmores.com/](http://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.