



125 Willow Walk, Crediton

Guide Price £330,000

HELMORES
SINCE 1699

125 Willow Walk

Crediton

- Nearly new 3 bedroom family home
- Town edge location with stunning rural views
- Crediton location with amenities on hand
- Three bedrooms & master ensuite
- Modern kitchen with integrated appliances
- Tastefully decorated throughout
- Lovely rear garden with patio and lawn
- Garage and off-road parking
- Being sold with no onward chain

If you know Crediton reasonably well and someone mentions Willow Walk, you may think of a town edge development that's been a family favourite for the past 40 years or so. But you may not know that in 2019/20, a new phase of building was completed, many of which take in the incredible views over the adjacent fields and up onto Shobrooke Park. There are walks galore from the front door and the town's amenities are on hand within walking distance.

This property is one that definitely benefits from the town edge position. Facing the open countryside and tucked away at the end of a small cul-de-sac, it's a quiet location and has some of the best open





views on the development. Built in 2019, the house is modern, efficient and ready to move into, plus it carries the remainder of the structural warranty. The current owners have further improved the house since new with the addition of an upgraded kitchen and landscaping to the rear garden. If you're looking for a family home with little to do, this could be it.

The front entrance porch is an ideal buffer between the front door and the living room which enjoys the views. There is a central hallway with WC and stairs to the first floor and then the kitchen/dining room runs along the back. Upgraded to a larger and better quality kitchen, this is a beautiful space with room for a dining table as well as an under stairs cupboard and double doors to outside. On the first floor, the turning staircase gives access to the landing and there are 3 bedrooms. The master bedroom which has the wonderful views to wake up to, also has built in wardrobes and an ensuite shower room. The main bathroom has a white suite.

Outside, to the front is driveway parking for at least 2 vehicles in front of the integrated garage, and of course the wonderful open outlook over the fields. There are some planted beds and a couple of steps to the front porch. A pathway to the side gives access to the rear garden which has been greatly improved since new and now offers a 8m x 7m garden with paved patio, ideal for entertaining, and a lawned garden bordered with slate beds. There is a useful storage area to the side too, perfect for bins and recycling to keep them out of the way.

Please see the floorplan for room sizes.



Current Council Tax: Band D – Mid Devon 2023/24 – £2379.96

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) – 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.

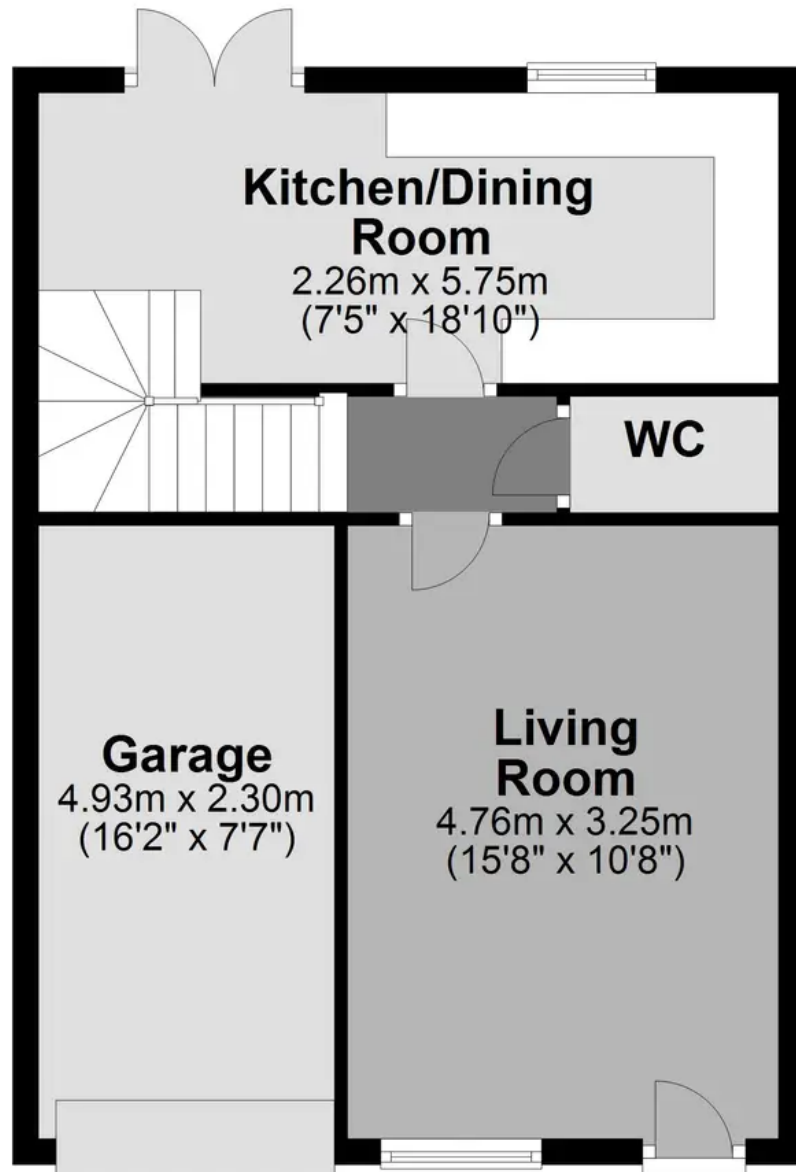
DIRECTIONS : For sat-nav use EX17 1FE and the What3Words address is [///fortnight.payout.frozen](#) but if you want the traditional directions, please read on.

From the High Street, head towards Exeter & bear left after the parish church into East Street. At the end, turn left into Mill Street & continue until going straight over at the mini-roundabout & proceed past the rugby club. Turn right into Bramble Lane & at the bottom, take a left into Willow Walk. Proceed to the end & the older properties will give way to the newer site. Follow the road left and then right & the driveway leading to 125 will be found on the right.



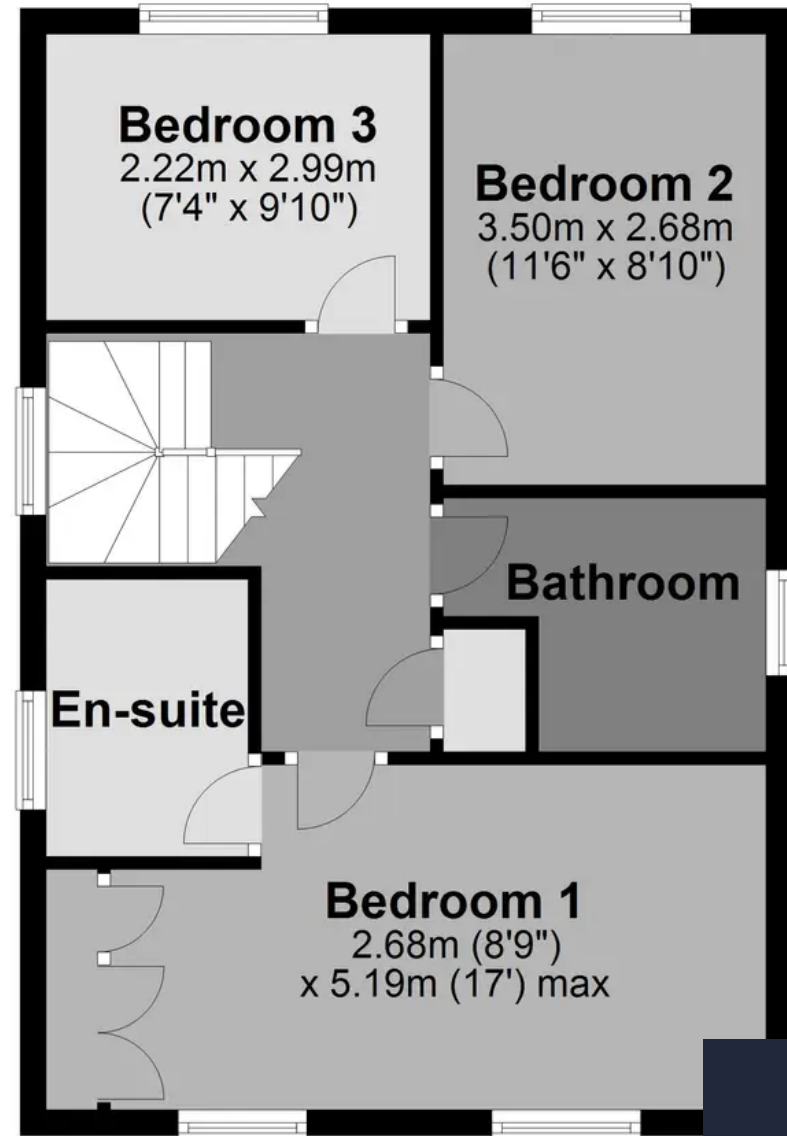
Ground Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



Total area: approx. 97.0 sq. metres (1044.4 sq. feet)

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