



17 Tower Gardens, Crediton, EX17 2BQ

Guide Price £225,000

HELMORES
SINCE 1699

17 Tower Gardens

Crediton

- Two double bedroom terrace house
- Short walk into Crediton town centre
- Garage
- Modern electric heating
- uPVC double glazing
- Modern bathroom & kitchen
- No Chain

Tower Gardens is a cul-de-sac development at the top of Deep Lane and is a collection of flats, houses and bungalows, many of which enjoy views back over the town and all within walking distance of the town's amenities.



HELMORES
SINCE 1699



The entrance hall with understairs cupboard and plenty of room for coat and shoe storage, leads through into the spacious open plan living space. There is a large picture window at the front, then from the dining area there is patio doors leading to the garden. The kitchen in a u-shaped format has plenty of modern cupboards, includes an oven and induction hob and space for washing machine, fridge/freezer, etc. The flooring is an attractive light-oak vinyl.

Upstairs there are two good sized double bedrooms and lovely views over the town to the open countryside. The bathroom has a white suite L-shape bath with shower over and a glass screen.

Outside there is a garden to the front laid to decorative chippings for ease of maintenance and at the back, the rear enclosed garden (6.7m x 4.7m) is partly paved and partly decorative chippings. There is a rear access gate to a lane behind the row of terraces. The garage is found in a block above the row of terraces and has an up and over door. Plenty of parking can be found on-street in the cul-de-sac.

Agents Notes: The house is currently tenanted but will vacated by completion. Current rental value £850-£900 pcm.



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: Electric

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.

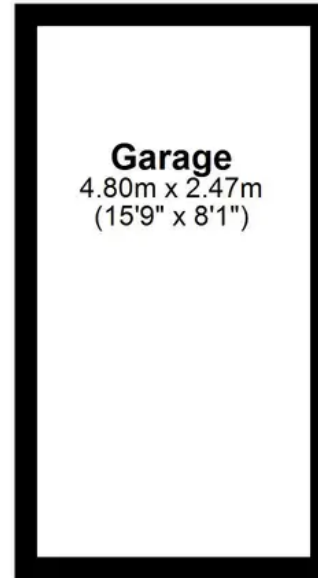
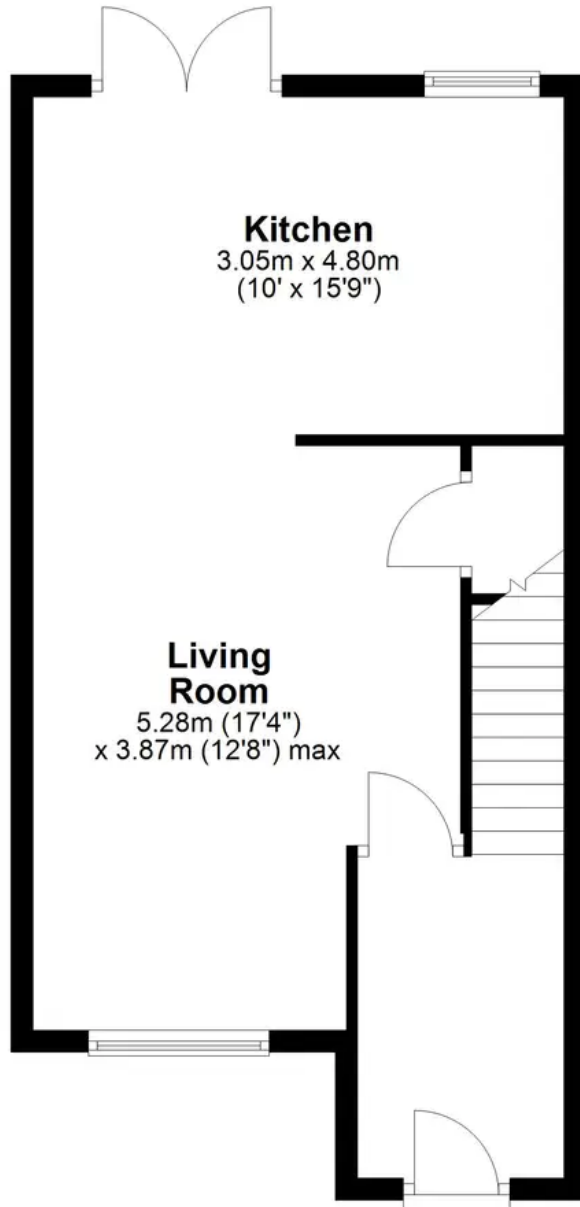
DIRECTIONS : From Crediton High Street, turn into Searle Street and go to the top of the road and turn right onto Peoples Park. At the end, turn left onto Deep Lane and up the hill, turning left into Tower Gardens (before the one way section). In Tower Gardens take the 1st left turn and number 17 can be found down to the left.

What3Words: ///general.stickler.grapes



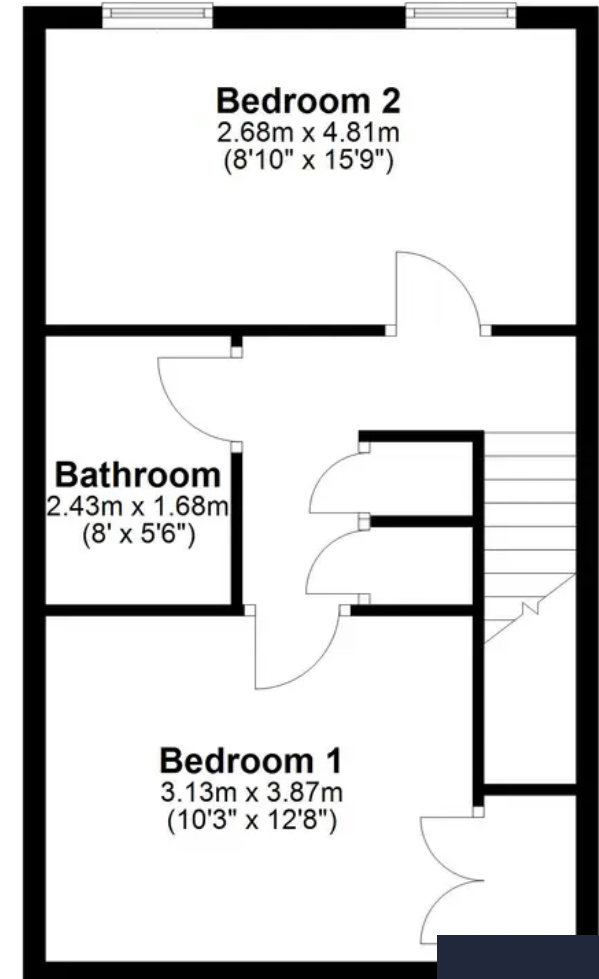
Ground Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 95.4 sq. metres (1026.7 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

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.