



66 Westernlea, Crediton, EX17 3JE

Guide Price £350,000

HELMORES
SINCE 1699

66 Westernlea

Crediton

- 4 bedroom detached house
- Remodelled and extended ground floor layout
- Modernised throughout
- Kitchen/dining room and utility
- Versatile with ground floor bedroom
- Secure rear garden with patio and lawn
- Excellent rural walks nearby
- On a bus route
- Off-road parking
- No chain

Located on the SW edge of the town, Westernlea is a popular choice for many with easy access to schools and town amenities, plus just seconds on foot and you're in the rolling Devon hills and it's on the regular bus route making public transport easily accessible into Crediton or Exeter. The development was originally built in the 1980's with the second phase following in the early 1990's when this property was built.



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It has been updated since having had a couple of ground floor extensions which now provide a larger entrance porch and a ground floor bedroom (or office), an extra WC and a utility room. In turn this gives a redesigned living room which opens into the kitchen/dining room, recently updated and ready to enjoy. On the first floor are 3 bedrooms and a modern shower room.

Outside is a front garden setting it back from the road and brick paved off-road parking at the front. There's a side gate leading to the rear garden so it's secure for pets and children and there are two patio areas and decking to sit out and enjoy the summer sun and a good area of lawn too, plus a garden shed, ideal for bikes etc.

The property is presented in excellent condition inside and out and with the great location and the fact there's no chain, it's sure to attract good interest.

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 3JE and the What3Words address is [///dries.goodness.goals](https://www.what3words.com/#!/en////dries.goodness.goals)

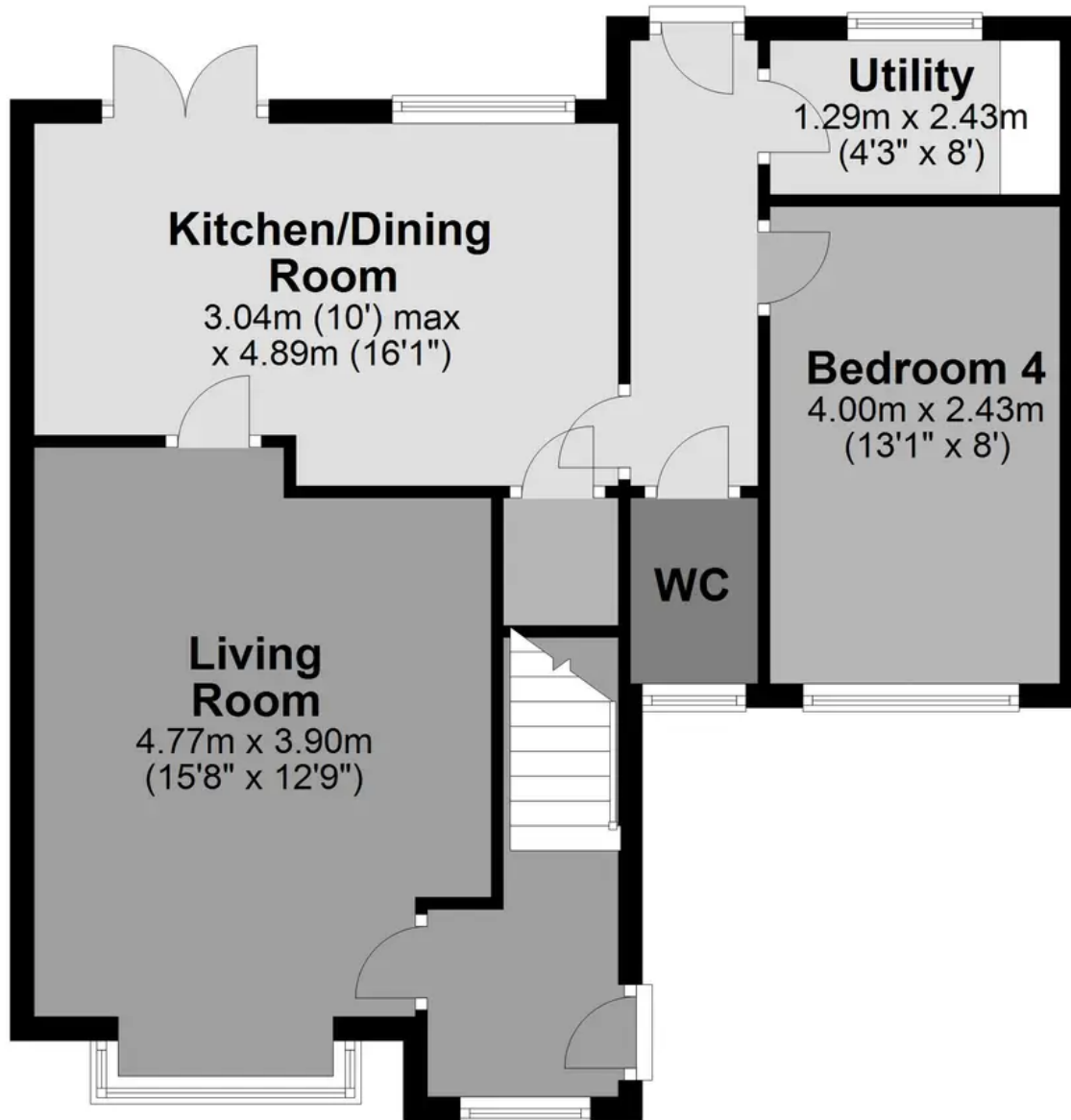
but if you want the traditional directions, please read on.

From Crediton High Street head towards The Green and bear left at the traffic lights into Landscore. Continue down over Westwood Hill and take the second right into Westernlea. The property will be found on the left hand side.



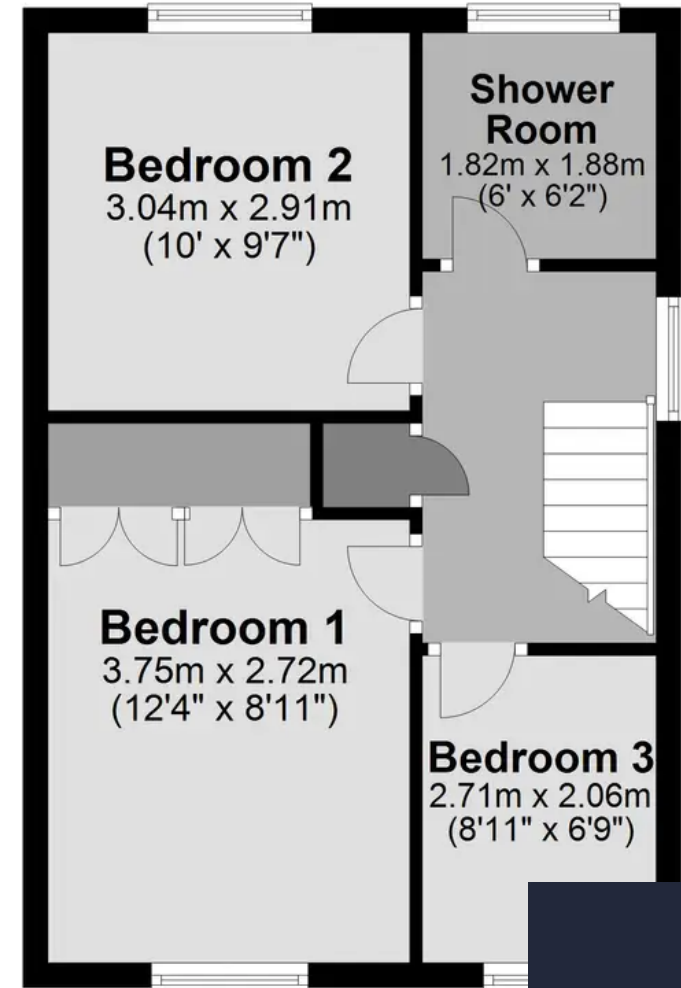
Ground Floor

Approx. 58.0 sq. metres (623.8 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



Total area: approx. 95.3 sq. metres (1025.9 sq. feet)

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