



74 Westernlea, Crediton, EX17 3JE

Offers Over £475,000

HELMORES
SINCE 1699

74 Westernlea

Crediton

- Modern detached family home
- Popular town edge location
- Brand new kitchen / dining room
- 4 or 5 bedrooms plus study
- Master bedroom with dressing area and ensuite
- Redecorated and new carpets
- Annexe / income potential
- Double garage and parking
- South west facing garden with raised terrace
- No chain

Westernlea is a town edge development which backs onto fields to the south western edge of Crediton. It's a popular location for families with primary and secondary schools on hand, a doctors surgery and the Exeter bus route runs through the development. This particular property is at the end of a cul-de-sac so there's no passing traffic at all and occupies a quiet and tucked away position. It's on the market with no onward chain.



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It's a large house, having been extended to add a ground floor office or hobby room with a second staircase to a 5th bedroom (or another study). The extension is linked to the main house on the ground floor and there is separate access in from outside so with some adaptations, could be more of an annexe or even have some rental income from Airbnb!. The remainder of the house is presented in very good order with upgraded bathroom and ensuite plus a brand new kitchen/dining room which have been opened up to create a larger sociable space. As would be expected in a house of this type, there's a separate utility room and ground floor WC and a good sized, dual aspect living room. On the first floor in the main house are 4 bedrooms, the master having a dressing area and ensuite shower room and a family bathroom with freestanding bath serves the further bedrooms.

Outside, there's block paved parking to the front which leads to a detached double garage with electric doors, power, light and water. There's a secure shed to the side of the garage too to provide further storage for bikes or equipment. A paved pathway to the side gives access to the rear garden which is approx. 14m x 9m with paved seating areas, lawn and a hot tub area *HOT TUB INCLUDED* plus steps go up to an elevated terrace with glass balustrades which enjoys the longer evenings and views to the fields behind.

Please see the floorplan for room sizes.



Current Council Tax: E (Mid Devon 2023/24 - £3050.77

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

Fastest broadband speed within this postcode: Up to 67Mbps (Rightmove)

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Tenure: Freehold

DIRECTIONS: From Crediton High Street, head west to the top of town at and turn left at the traffic light by The Green into Landscore. Continue on this road, dropping down Westwood hill and then take the second turning on the right into Westernlea. Take the second cul-de-sac on the left and 74 will be found in the right hand corner, up a short driveway.

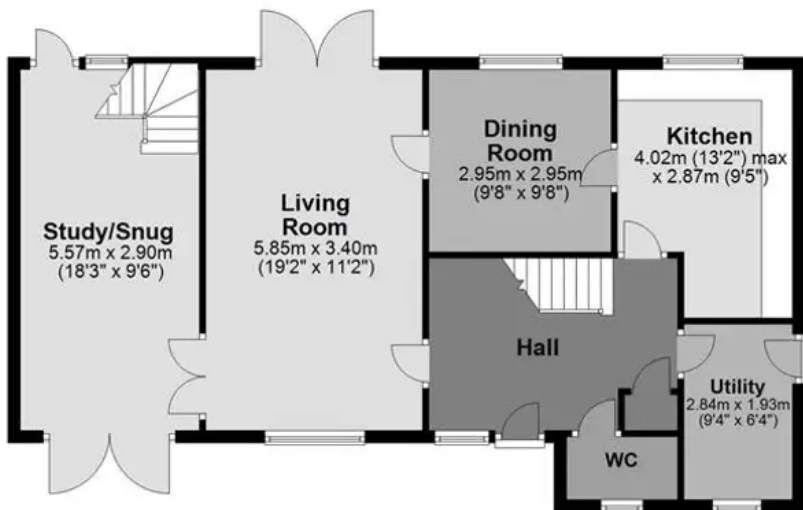
what3words: [///velocity.protester.edgy](https://www.what3words.com/velocity.protester.edgy)

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.



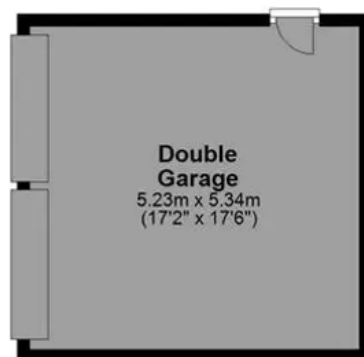
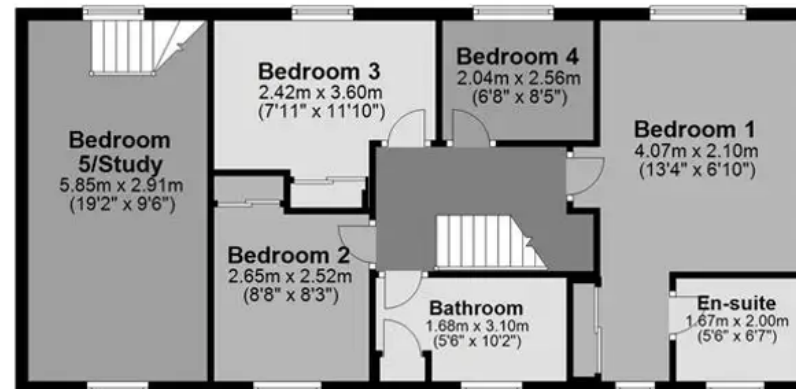
Ground Floor

Approx. 105.2 sq. metres (1132.7 sq. feet)



First Floor

Approx. 71.1 sq. metres (765.7 sq. feet)



Total area: approx. 176.4 sq. metres (1898.4 sq. feet)

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