



50 Greenway, Crediton, EX17 3LP

Guide Price **£265,000**

HELMORES
SINCE 1699

50 Greenway

Crediton

- 4 Bedroom Town House
- Conveniently located to town centre
- Lovely views over the town
- Garage
- Parking for two vehicles
- Garden
- Scope to create an annexe
- Modern kitchen & bathroom

Greenway is a vibrant and popular street due to its proximity to all the town's amenities. This home has been well maintained and upgraded over the years to create a large modern living space that is versatile and would suit many needs. The views are just one of the many benefits of this lovely home.



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You enter the property from the front on the ground floor where there is a WC and a large double bedroom. This room has a shower and access to an outside storage area. Other houses on this row have converted the garage and created a completely separate annexe on this level. The first floor has a light and bright lounge area with access to a decked patio area outside, there is a gas fire and dining area, a door leads to the kitchen with ample modern cream units, integrated fridge/freezer, dishwasher and washing machine and has an eye level Smeg gas oven, there's a 4 ring gas hob and the large picture window enjoys wonderful views over the town.

On the top level there is a large single bedroom with views to the garden, a large master bedroom with fitted wardrobes, again with views over the garden, then a further double to the front of the property which also has fitted wardrobes. A lovely modern white suite bathroom was fitted just 18 months ago and has a large enclosed shower and a vanity unit with fitted cupboards. There is further storage on this level on the landing. The whole property has uPVC double glazing, a modern gas boiler and recently upgraded electrics.

The lower level of the garden is mainly decking and patio areas then there are steps that lead to a lawned area at the top. There are mature apple trees that produce a good crop and lovely views from the wild flower area.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25 – £2218.74

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). 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.

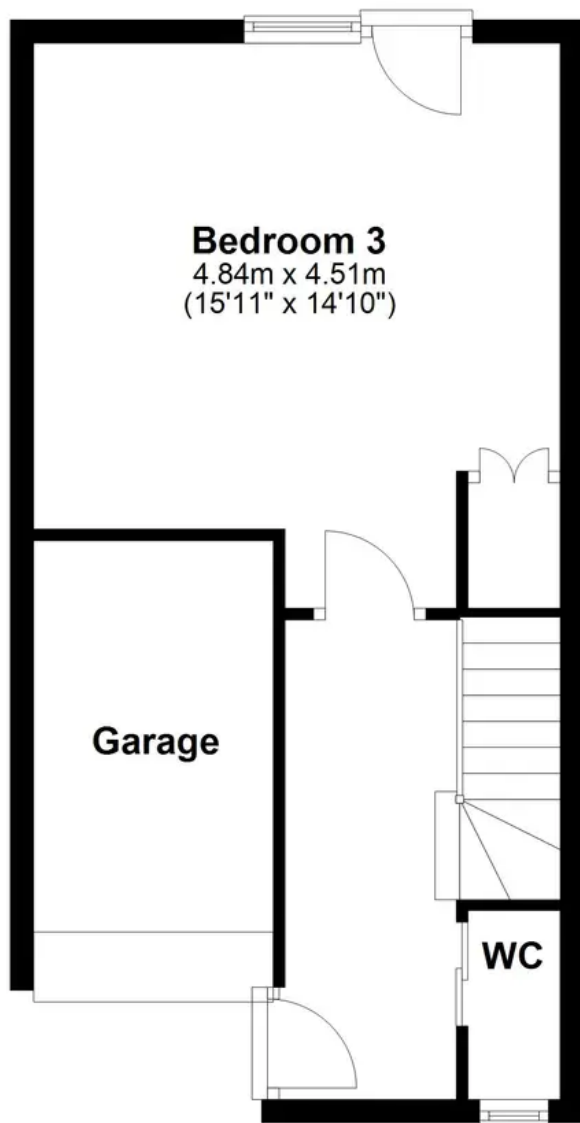
DIRECTIONS : From Helmores office on the High Street head West and then take a left turn onto St Saviours Way, bear right at the top onto Greenway and number 50 can be found on your left.

What3Words: [///similar.ghost.playful](https://www.what3words.com////similar.ghost.playful)



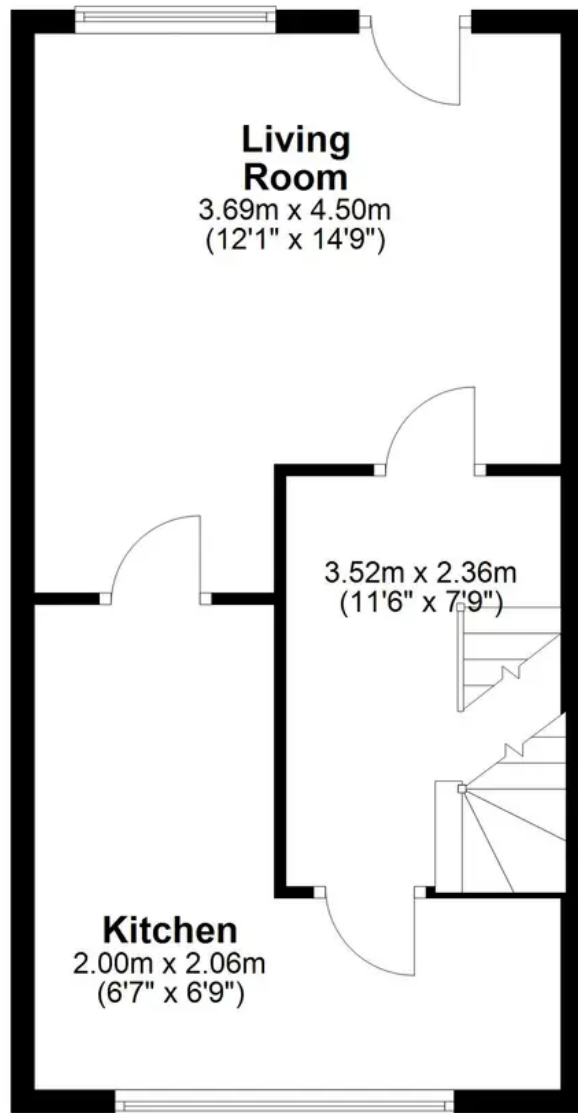
Ground Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



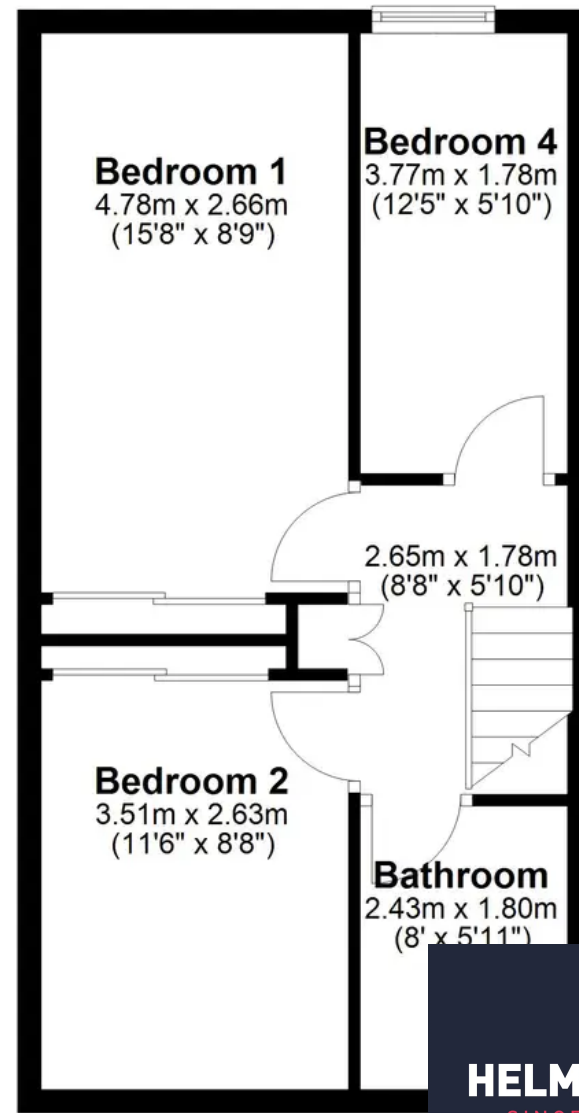
First Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



Second Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Total area: approx. 120.1 sq. metres (1292.8 sq. feet)

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