



## 2 Alexandra Way, Crediton

Guide Price £375,000

**HELMORES**  
SINCE 1699

## 2 Alexandra Way

Crediton, EX17 2EA

- Detached bungalow
- Fantastic west town location
- 2 double bedrooms
- Additional loft room
- Large living room with views
- South facing gardens
- Greenhouse, sheds and vegetable plots
- Lawns, fruit trees and wild areas
- Garage and off-road parking
- Level drive and access

The Mid Devon market town of Crediton is only 6 miles from Exeter and well connected by both road and rail to the city. It's a bustling place with a pretty town square boasting cafes and shops and plenty of community events. The main High Street with it's shops and services runs east to west, and towards the western end of town, and on the northern side of the valley, are some of the best rural views from the town out across the rooftops and fields to Dartmoor on the horizon. This stunning view is sure to be a huge attraction for many buyers of this property, combine this with the fact it's a spacious bungalow with generous south facing gardens, level access from the drive and garage and it's a winning recipe. The bungalow was originally built in the 1970's and therefore does benefit from a large plot by modern day standards. It's brick cavity walls under a tiled roof and with gas central heating and uPVC double glazing, it's an economical property to run.





The entrance hall is central and gives access to the large living/dining room which is on the rear of the property, benefitting from the southerly aspect and that incredible view from the large picture window. There's a fitted kitchen with room for a table and then a family bathroom which serves guests as well as the two double bedrooms, both a good size and with built in storage. In addition to the ground floor, removable wooden steps from the hall can be used to access a large loft room, ideal for an office or store and a further area of loft. If this isn't required then of course, the steps can be removed and just used on one level.

Outside, there's a driveway providing off-road parking for up to 3 vehicles which leads to the single garage. A covered car port area is very useful and is currently fenced (removable) so it's ideal for those with pets and younger children. The garden runs around the three remaining sides with various designated areas. There's a shed and greenhouse, soft fruit and vegetable beds and a sizeable area of lawn too. The current owners really enjoy the garden and it's been laid out to encourage wildlife whilst being pretty and productive, plus plenty of places in which to sit and relax and take in the garden and of course the view. It's worth mentioning that once on the drive, it's level to access the bungalow (just a step in) and there's pathways all around on this level. So although it's a generous plot, access is able to be gained all around for those where mobility is a factor.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon 2024/25-  
£2496.09

Approx Age: 1970's

Construction Notes: Standard

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage





Heating: Gas fired central heating

Listed: No

Conservation Area: 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

For sat-nav use EX17 2EA and the What3Words address is [///violinist.fronted.chills](https://www.what3words.com/#!/violinist.fronted.chills)

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

If in Crediton High Street, proceed West to The Green, go through the traffic lights and stay on Western Road heading out of town. Take the next right turn into Alexandra Road (opposite the hospital) and then take the second left into Alexandra Way. The property will be found approx. 50m on the right.



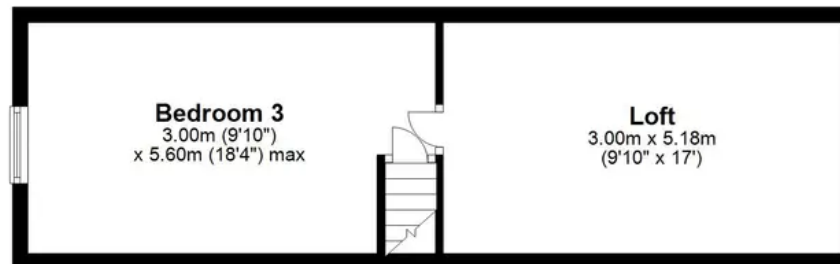
## Ground Floor

Approx. 98.3 sq. metres (1057.7 sq. feet)



## First Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



Total area: approx. 130.4 sq. metres (1404.1 sq. feet)

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