



16 Creedy Road, Crediton, EX17 1EW

Guide Price £450,000

HELMORES
SINCE 1699

16 Creedy Road

Crediton

- Upgraded semi-detached house
- Great town location with little to do
- 3 double bedrooms
- Over 1500 sqft on 2 floors
- Modern kitchen and bathrooms
- Separate living room, dining room and study
- Kitchen, conservatory and utility room
- Garage, parking and car port
- Beautiful gardens with workshop / garden room

On the Eastern end of the town, with a level walk to amenities is the wider area of Blagdon. Built in the 1970's and 1980's, it's a popular town location for those looking to be away from the main roads yet not on a hill and there's a mix of houses and bungalows to appeal to a range of buyers. Many of the properties have altered since new to further enhance the appeal and this produces a fantastic little sub-community in this area.

This particular property has undergone a substantial series of alterations which include extensions and remodelling to enlarge and improve on the original and now certainly makes the most of the plot.

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It offers 3 double bedrooms, each one benefitting from built in storage, something not found in a lot of more modern houses. There's a shower room on the first floor which could be incorporated to make an ensuite (if desired) by simply altering a door position. A useful front porch brings you into the inner hall and doors give access to a variety of rooms. There's a living room with views to the south over the front, then a well fitted galley style kitchen with modern units and integrated appliances, also with a door to the side. To the rear is a study and a separate dining room which opens into the good-sized conservatory. There are 2 further bath/shower rooms to the ground floor too, adding to the flexibility of this home. It's worth a note to say that should the stairs be an issue for someone, the dining room could work as a bedroom, leaving ample living space on the ground floor and with the shower room/WC facilities, it could be used as a bungalow.

Throughout, the house is presented in excellent condition and there really is little for a new owner to do except enjoy. There's mains gas central heating and up to date uPVC double glazing making it an economical house to run.

Outside, there's off-road parking on the driveway which leads to the attached garage and an additional timber carport is sure to be an attraction to many, providing the convenience to park under cover with ample access (should someone have a taller vehicle such as a motor home or caravan, the sellers could remove the car port roof to facilitate parking a taller vehicle).



The pathway to the side gives access to the rear garden which has been well designed with large, paved seating areas and interconnecting pathways, plus an area of lawn with planted beds providing splashes of colour. There's a good-sized workshop/summer house which would make an excellent home office or hobby room and the utility room is part of the house and accessed from the patio at the rear with easy access to the garden and washing line – well thought out.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 24/25- £2218.74

Age: 1963

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

DIRECTIONS : For sat-nav use EX17 1EW and the What3Words address is [///impaird.locator.shuttled](https://www.what3words.com/impaird.locator.shuttled)

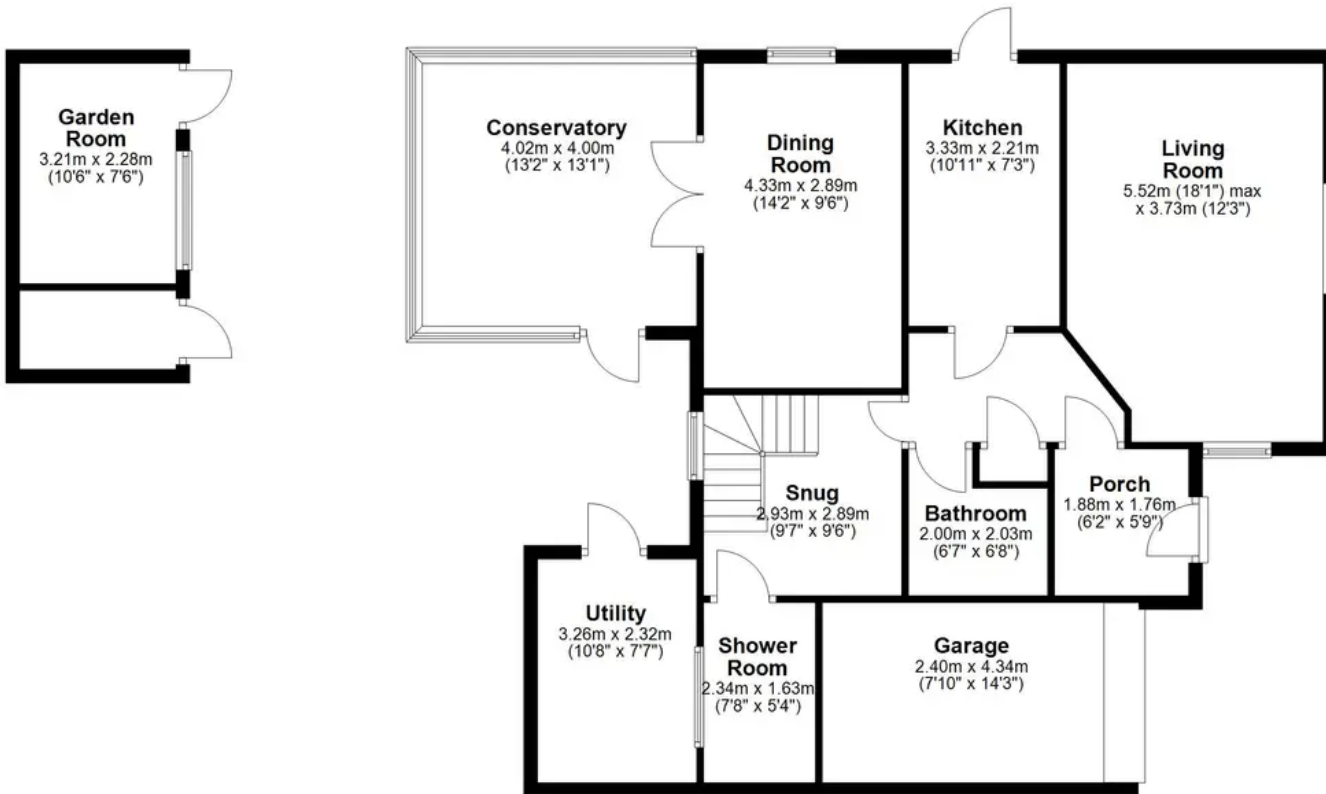
but if you want the traditional directions, please read on.

If in Crediton High Street, head towards Exeter and bear left after the parish church into East Steet. At the end, turn left into Mill Street and follow the road around the corner, go straight over the mini-roundabout and take the next left into Blagdon Close. Bear right and then first left into Creedy Road and the property will be found on the right.



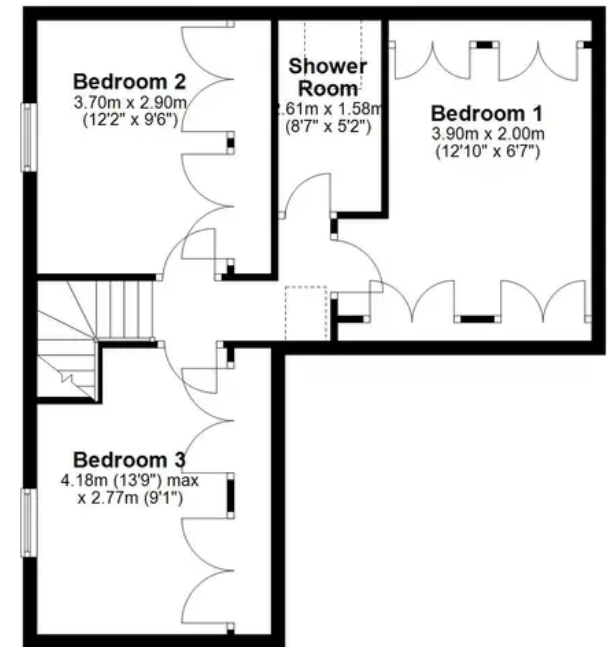
Ground Floor

Approx. 112.2 sq. metres (1207.4 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



Total area: approx. 165.4 sq. metres (1780.9 sq. feet)



Helmores

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