



48 Exhibition Road, Crediton, EX17 1BY

Offers Over **£250,000**

48 Exhibition Road

Crediton

- Fantastic semi-detached house
- Town location with countryside walks
- 3 bedrooms
- Completely modernised and ready to go
- Front and rear gardens
- Parking and garage
- Kitchen/diner and conservatory
- South facing garden
- Owners have found an onward purchase

On the eastern edge of the town and with footpaths to countryside walks just seconds away, the Willow Walk area of town has been a family destination for years. It's a safe and friendly area with easy links to the town, schools and supermarkets plus the leisure centre and miles of walks are right on the doorstep. The houses on Exhibition Road have good sized front gardens which set them back from the road and then access to the parking and garages is in behind.

This property has undergone a full renovation in the past 2/3 years and now gives a new owner the opportunity to move into a "show home", knowing that as well as the superficial finishes, work has been done behind the scenes too. Rewiring, a new boiler, new kitchen and bathroom, new carpets, re-skimmed, new windows, loft insulation and boarding, it really is ready to enjoy.





The layout is pretty much as original with an entrance hall opening into the good-sized living room with a large picture window and fireplace giving a focal point of the room. To the rear is a generous kitchen/dining room with recent fitted kitchen, complete with integrated appliances and solid wood working surfaces and plenty of room for entertaining. Double doors lead to a conservatory with open views over the rooftops. On the first floor are 2 double bedrooms and a single bedroom, all served from the luxury bathroom with a bath and shower over.

Outside, the garden to the front sets it back from the road and a pathway leads to the front door. To the rear is a driveway for off-road parking which leads to the garage. The rear garden has recently been designed and built and has lawn and decking providing a south facing outdoor space all in keeping with the standards of the rest of the house.

It's a lovely property which offers superb value for money and with nothing to do, can be enjoyed immediately.

Agents' Note: This property is owned by a member of staff of Helmores Estate Agents.



Please see the floorplan for room sizes.

Current Council Tax: Band C

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

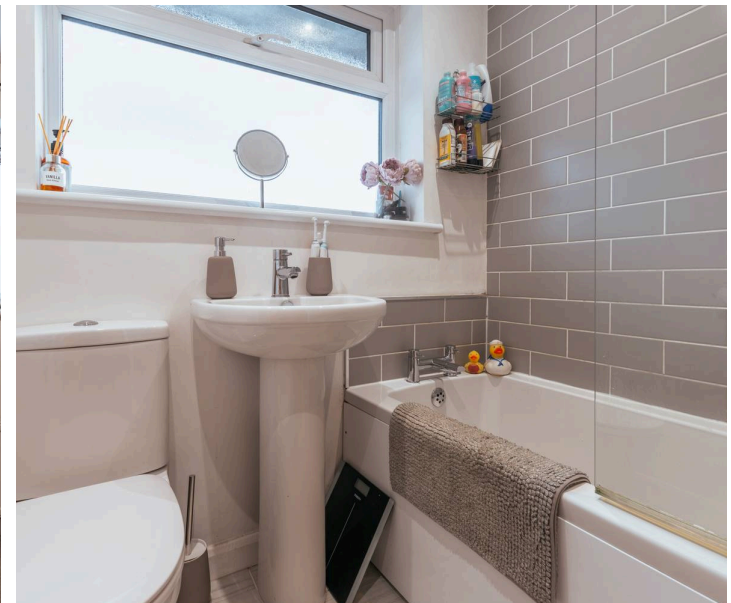
Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

DIRECTIONS : For sat-nav use EX17 1BY and the What3Words address is [///switch.coffee.duplicate](https://www.what3words.com/switch.coffee.duplicate)

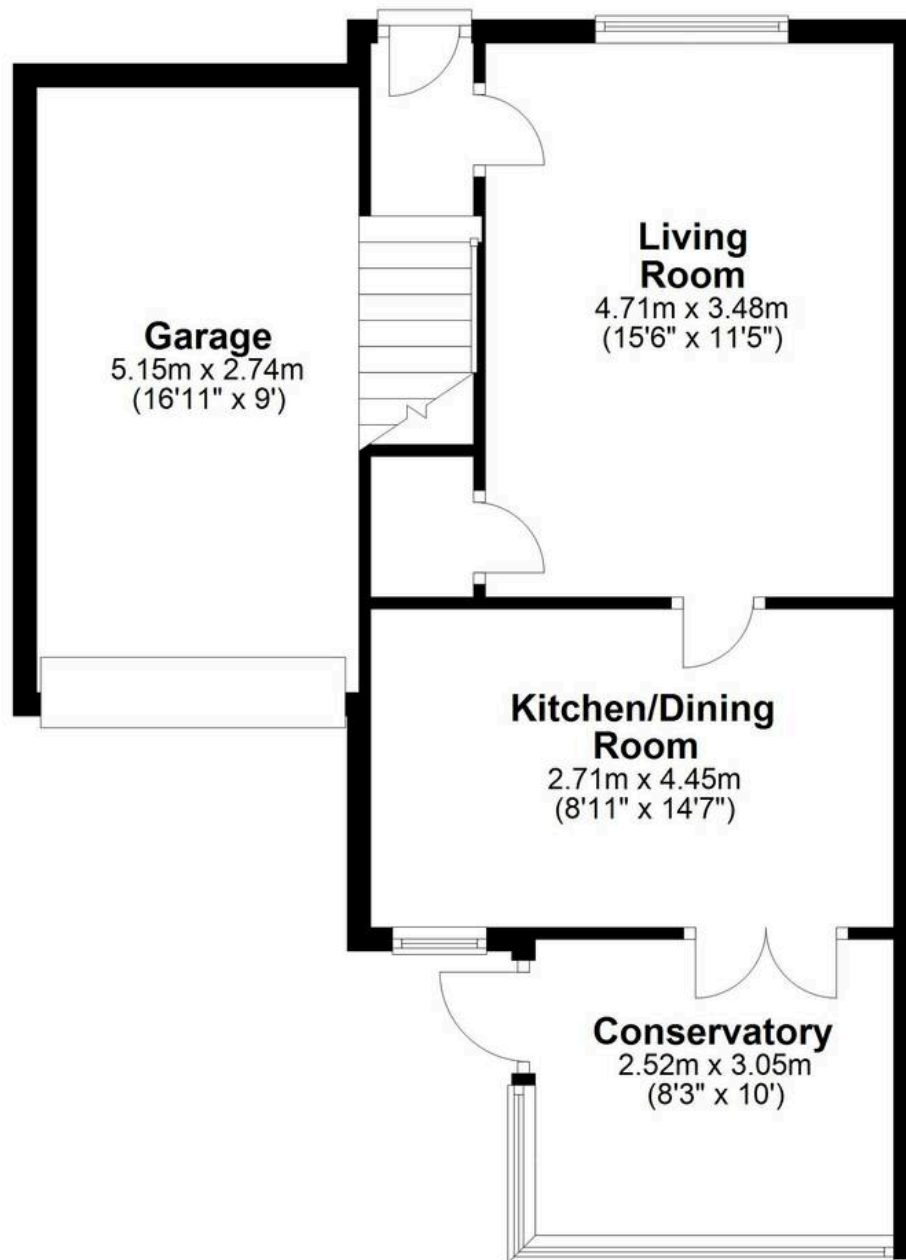
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed as if heading towards Tiverton and pass the rugby club on your left. The property will be found on the right after the allotments. For parking, take the next right into Bramble Lane and then first right to the rear of the house.



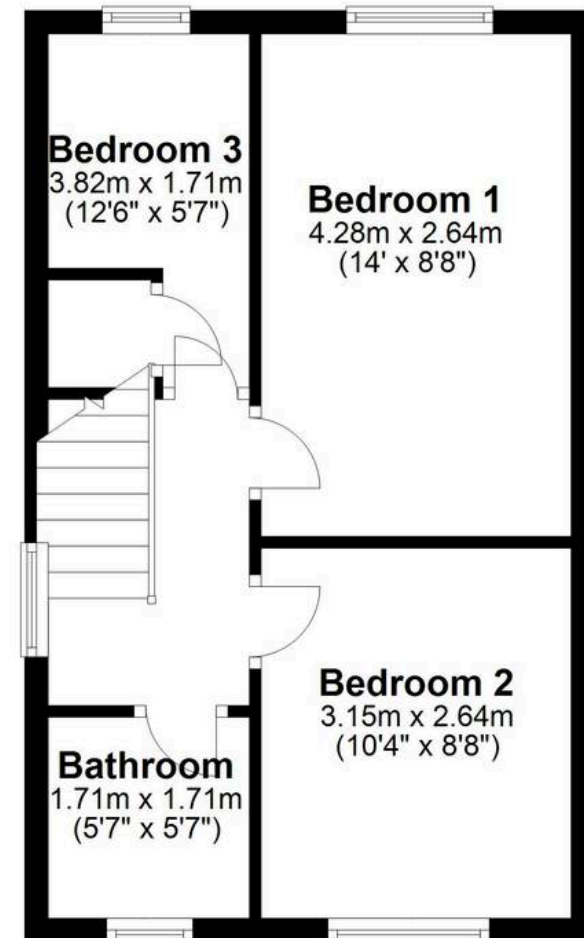
Ground Floor

Approx. 56.1 sq. metres (603.9 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 87.4 sq. metres (941.1 sq. feet)



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.