



22 Prince Of Wales Road, Crediton, EX17 2AG

Guide Price **£325,000**

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22 Prince Of Wales Road

Crediton

- Delightful town bungalow
- Detached with 3 bedrooms
- Lovely town views
- South facing garden to rear
- Conservatory and solar PV's
- Gas central heating and double glazing
- Driveway and parking
- No onward chain

The open views over the rooftops to the countryside that surrounds the town can be enjoyed from this elevated cul-de-sac position. A no through road, it's a quiet location with plenty of light as it faces south at the rear. The houses and bungalows were mainly built in the 1970's and 80's and many look different to the original build. The property has been well maintained but is the original layout with 3 bedrooms, the bathroom, kitchen and a living/dining room. It's got uPVC double glazing including a rear conservatory and mains gas central heating plus a large bank of solar PV panels on the roof so it's an economical property to run. There are some cosmetic improvements to be made but a lot of this will be personal taste, the fabric of what's there is very good.





Outside there's a front garden setting it back (left to be a wildflower garden), and natural hedging adds to privacy. There's off-road parking on the driveway which leads to a single garage. The rear garden is a good size and faces south, benefitting from the sun all day and providing that wonderful view.

Prince of Wales Road is a cul-de-sac but there is a pedestrian cut through which shortens the walk into town, plus there is the town bus service passing the end of the road on Jockey Hill for those not wanting the walk back from town.

Please see the floorplan for room sizes.

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

Approx Age: 1970's

Construction Notes: Standard

Utilities: Mains electric, water, gas, telephone &
broadband plus solar PV

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold



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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.

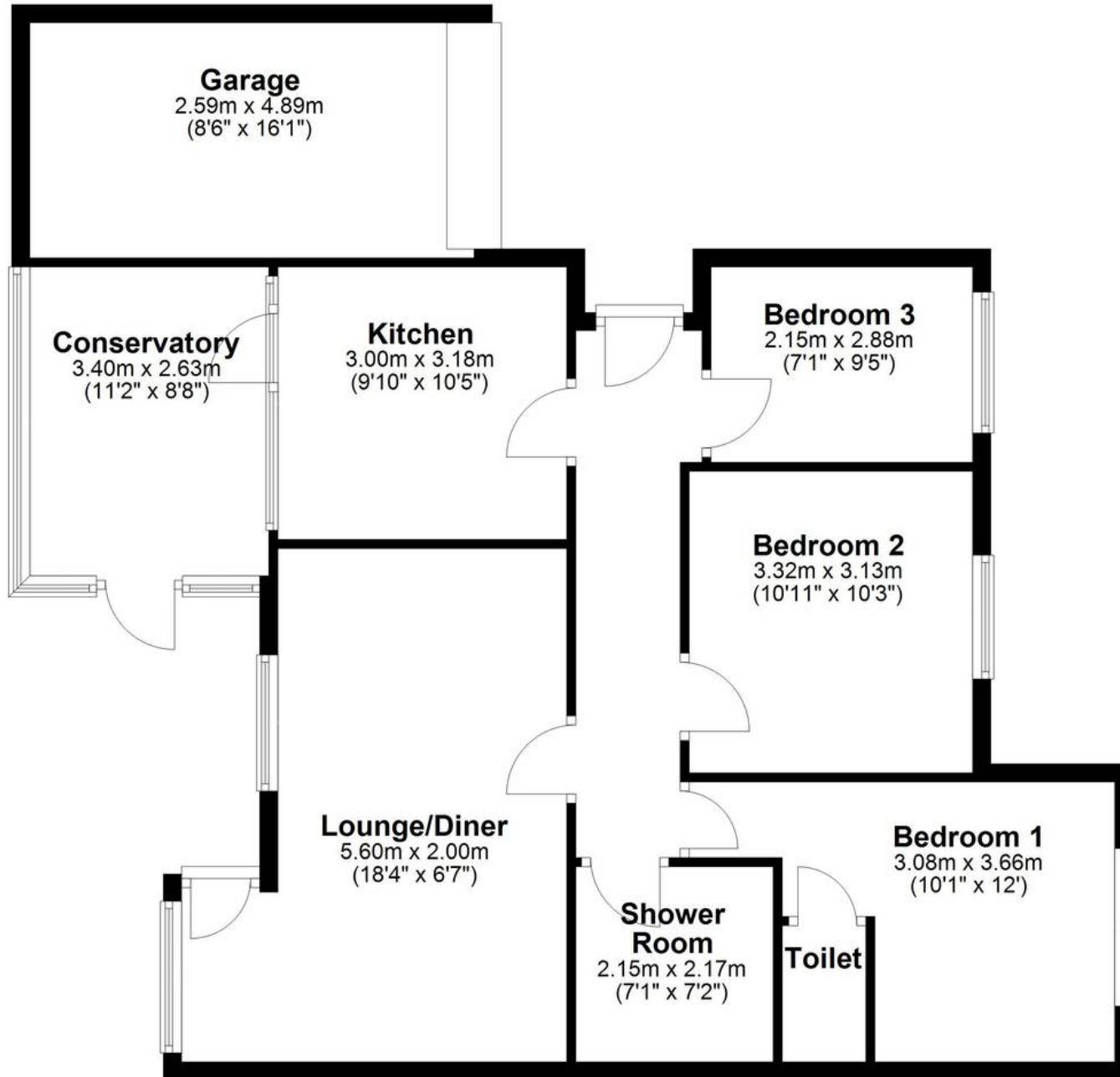
DIRECTIONS : For sat-nav use EX17 2AG and the What3Words address is [///crush.frog.tailwind](https://www.what3words.com/#!/en////crush.frog.tailwind) but if you want the traditional directions, please read on.

If in Crediton High Street, proceed into Market Street and bear right at the bottom around the town square and then follow this road past the library and Newcombes Meadow on your right. At the junction, go straight ahead and turn left at the mini-roundabout onto Jockey Hill. Proceed up the hill and turn left into Prince of Wales Road. Once in, bear left and follow the road around and the property will be on your left hand side.



Ground Floor

Approx. 95.1 sq. metres (1024.2 sq. feet)



Total area: approx. 95.1 sq. metres (1024.2 sq. feet)



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