



# 1 Chapel Downs Drive, Crediton

Guide Price £420,000

# 1 Chapel Downs Drive

Crediton, EX17 2ED

- Well presented detached home
- 4 Double bedrooms
- Separate dining room & utility
- Large attached garage
- Off-road parking
- Town edge location
- Front and rear gardens
- Large elevated patio area
- Very well maintained house
- Close to bus route and schools

At the western end of the market town of Crediton is a small residential cul-de-sac called Chapel Downs Drive. It's tucked away off Alexandra Road and ideally located close to bus stops and within walking distance of primary and secondary schools. Built in the late 1960's and very well maintained since with many upgrades, this home offers a good amount of space in a desirable location.

Downstairs is a spacious lounge, full of light from the large windows, an inset feature electric fire and doors leading out to the patio area. There is a separate dining room and a good sized kitchen with double eye level oven, induction hob and space for a dishwasher. The utility room with sink and space for washing machine is a great size with a handy cupboard space and WC. There is a door from here also leading outside to the patio area.





Upstairs is the master bedroom with an array of fitted wardrobe space along with a shower cubicle. There is a further double to the front also with fitted wardrobes and two south-facing double bedrooms to the rear. The family bathroom has floor to ceiling tiles with white suite bath with shower over and vanity sink unit. There is gas central heating and uPVC double glazing throughout

Outside to the front is a drive with off-road parking for 2 vehicles and an easy to maintain garden with lawned area and shrub borders. The garage is large with an up and over door and has power, light and water. The rear garden can be accessed from both sides of the property and has a wonderful large tiled patio area running the full length of the house, bringing the feeling of an extended living space in the summer. This area is edged with metal decorative railings with steps down to the lawned area surrounded by shrubs and trees.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2024/25 - £3,050.77

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

Broadband within this postcode: Ultrafast 1000mbps

Drainage: Mains drainage

Heating: Mains gas 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, three supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

#### DIRECTIONS

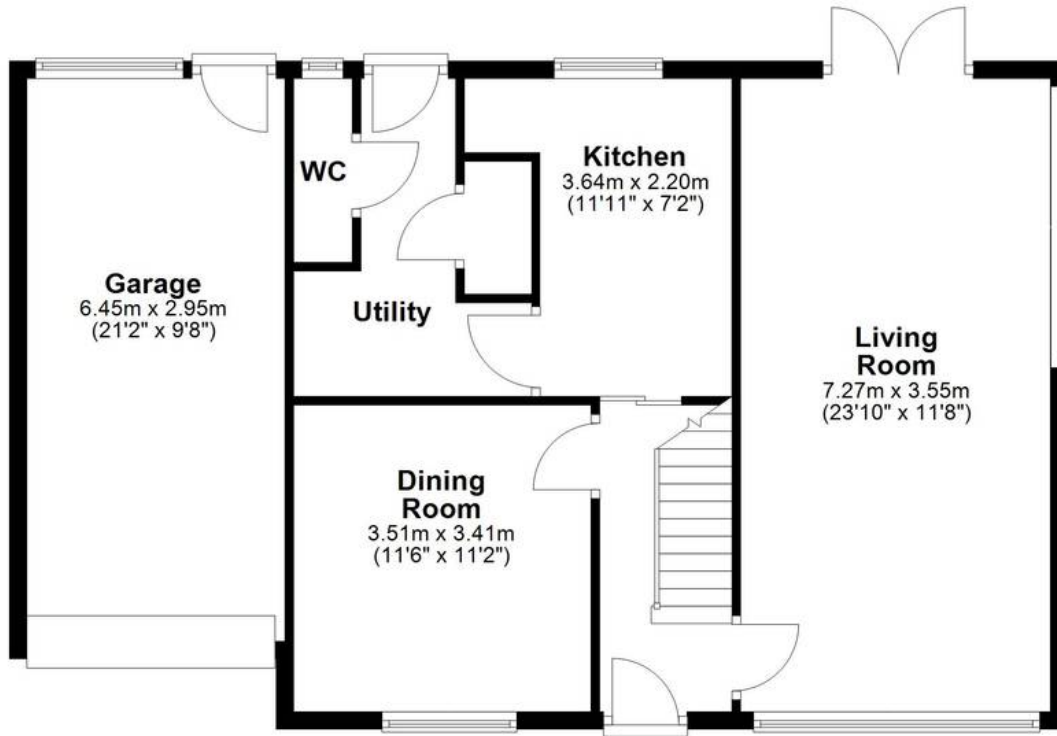
From Crediton High Street take the A377 in a westerly direction. At the entrance to the hospital, take a right turn onto Alexandra Road and then left on to Chapel Downs Road. The next left will be Chapel Downs Drive and number 1 can be found on the left.

What3Words: [///pipeline.instincts.skyrocket](https://www.what3words.com/#!/pipeline.instincts.skyrocket)



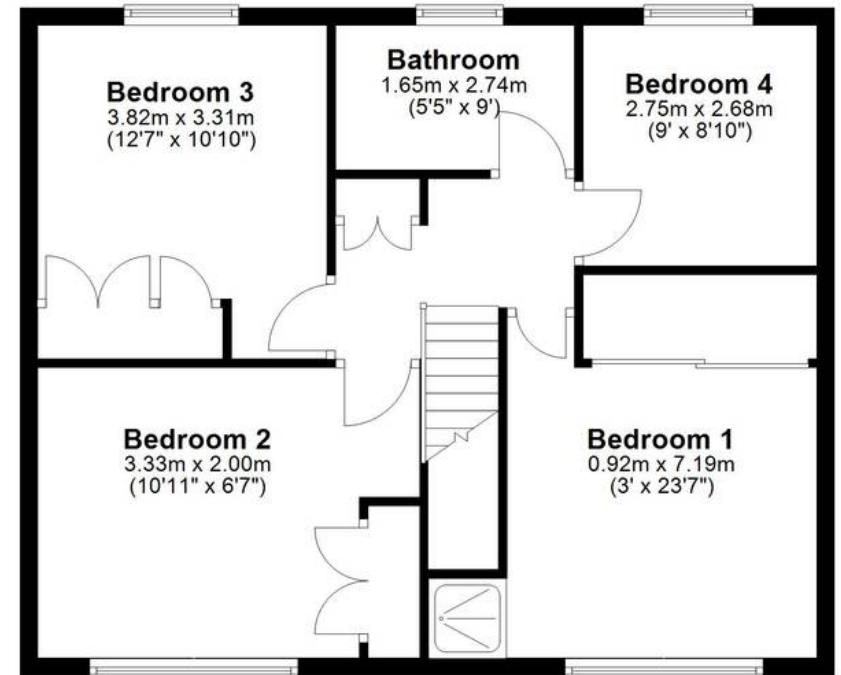
### Ground Floor

Approx. 82.6 sq. metres (889.1 sq. feet)



### First Floor

Approx. 75.4 sq. metres (811.3 sq. feet)



Total area: approx. 158.0 sq. metres (1700.4 sq. feet)



# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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