



47 Westernlea, Crediton, EX17 3JE

Guide Price **£435,000**

47 Westernlea

Crediton

- Well presented and extended family home
- Sought after town location
- 4 bedrooms (master ensuite)
- Beautiful kitchen / diner with bi-folds
- Level rear garden
- Utility plus office (or bed 5)
- Ideal for schools
- Garage/store and parking

Located on the South West edge of the town, Westernlea is a popular choice for many, with easy access to schools and town amenities, plus just seconds on foot and you're in the rolling Devon hills. It's even on the regular bus route making public transport easily accessible into Crediton or Exeter. The development was originally built in the 1980's with the second phase following in the early 1990's when this property was built.

Since its original build, the house has been extended and altered to produce a wonderful family home. A side extension was built on which added a wonderful master bedroom with its own luxury ensuite on the first floor and on the ground floor, the space between the house and garage was also utilised and reconfigured to add a useful utility room, a study/bed 5 and part of the original garage is still usable as a store (ideal for bikes and outdoor equipment).





But the changes don't stop there. A later round of improvements created a stunning kitchen/dining room with a full wall of bi-fold doors at the back, opening onto the rear garden. The kitchen is well designed with a central island, integrated appliances and solid working surfaces. It's a wonderfully light and social space, making it the heart of this lovely home. In addition is a cosy front living room, a useful ground floor WC and on the first floor, the further 3 bedrooms are served by a family bathroom. The house benefits from modern uPVC double glazing, mains gas central heating and is efficient to run.

Outside, there is off-road parking at the front on a block paved driveway and an area of lawn setting it back from the road. To the rear is a mainly level rear garden with a small leat and seating areas provided by decking plus year round usability with low maintenance artificial grass in situ too. There's ample storage in the aforementioned garage/store (no longer room for a car).

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1990

Construction Notes: Standard

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

Drainage: Mains

Heating: Gas

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 : For sat-nav use EX17 3JE and the What3Words address is [///unpacked.trade.stencil](https://www.what3words.com/#!/unpacked.trade.stencil)

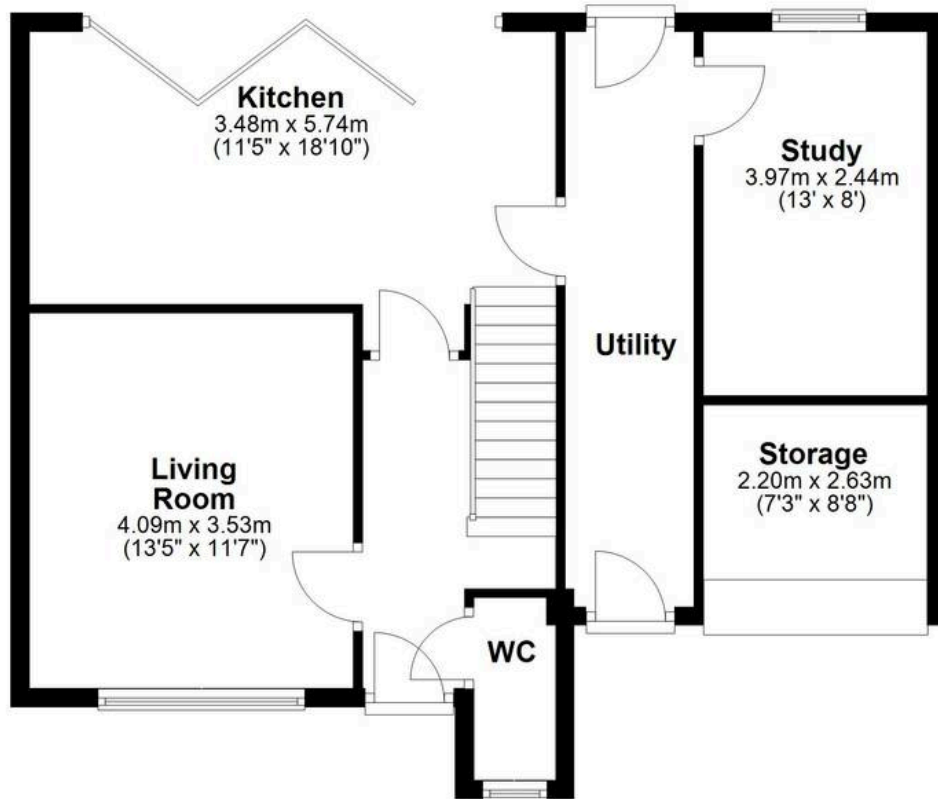
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed to The Green and at the traffic lights, turn left into Landscore. Stay on this road and down over Westwood Road hill and take the second right into Westernlea. The house will be found on the right hand side about half way up.



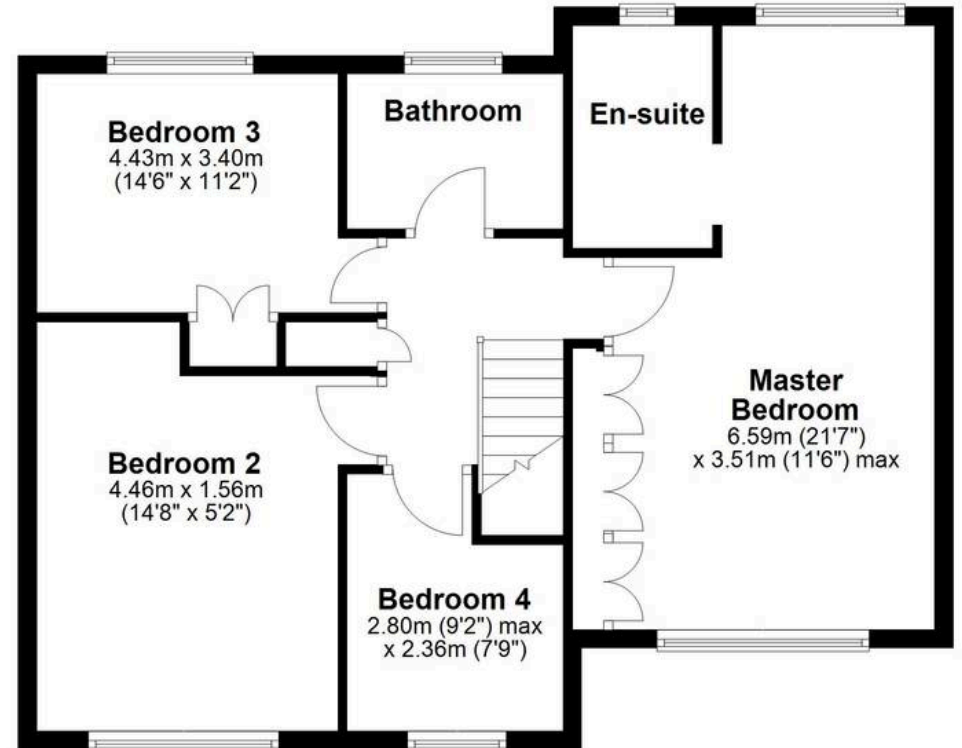
Ground Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.6 sq. feet)



Total area: approx. 149.5 sq. metres (1609.1 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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