



94 Westernlea, Crediton, EX17 3JE

Guide Price **£385,000**

94 Westernlea

Crediton, EX17 3JE

- Detached family house
- 4 bedrooms
- Westernlea location
- Ideal for schools
- Town edge
- South-west facing rear garden
- Garage and parking
- No chain

Located on the SW 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 on the regular bus route making public transport easily accessible into Crediton or Exeter. The development was originally built in the 1980s with the second phase following in the early 1990s when this property was built. The house is pretty much original but has recently been decorated which gives a blank canvas to work from. There is mains gas central heating and timber double glazing. The layout gives a living room to the front (with gas fire) and an arch through to the dining room with sliding patio doors to the garden. The kitchen is also on the rear of the house and many people have opened up the kitchen and dining room into a larger, more sociable space.





There's a useful WC on the ground floor, perfect for this type of home. On the first floor are four bedrooms and a family bathroom. A point to consider is that many have taken this original layout and built behind and over the garage to add a larger bedroom and ensuite and also a ground floor utility room.

Outside, the front garden sets it back from the road with a lawn behind hedging. There's off-road parking and the opportunity to create more if required. The garage has an up and over door on the front and a separate pedestrian door from the rear garden. Access to the rear garden can be gained to the side of the house with a gated pathway and then the rear garden is level and faces south-west meaning the afternoon and evening sun is on offer during the summer months. The garden has a paved seating area, lawn and a lovely pergola adds a bit of cover to the patio and dining room doors.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1990's

Construction Notes: Standard

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

Drainage: Mains

Heating: Gas fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

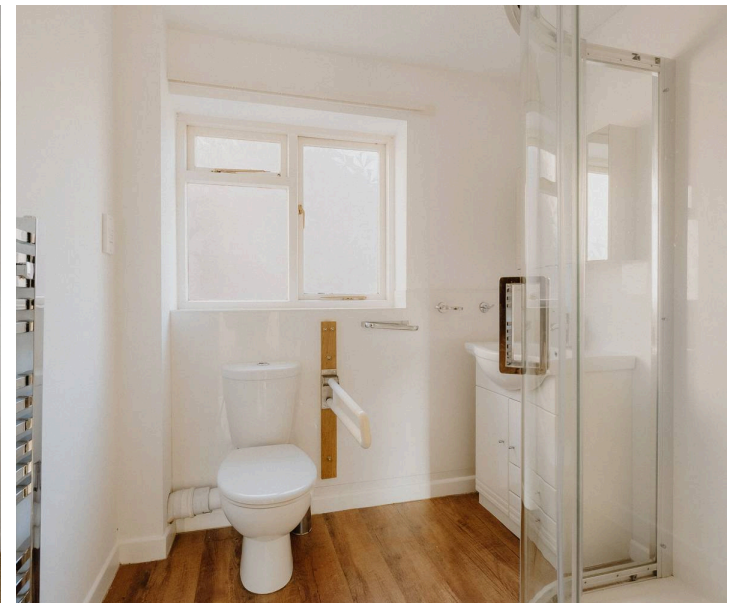


CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

DIRECTIONS : For sat-nav use EX17 3JE and the What3Words address is
///compounds.crinkled.intend

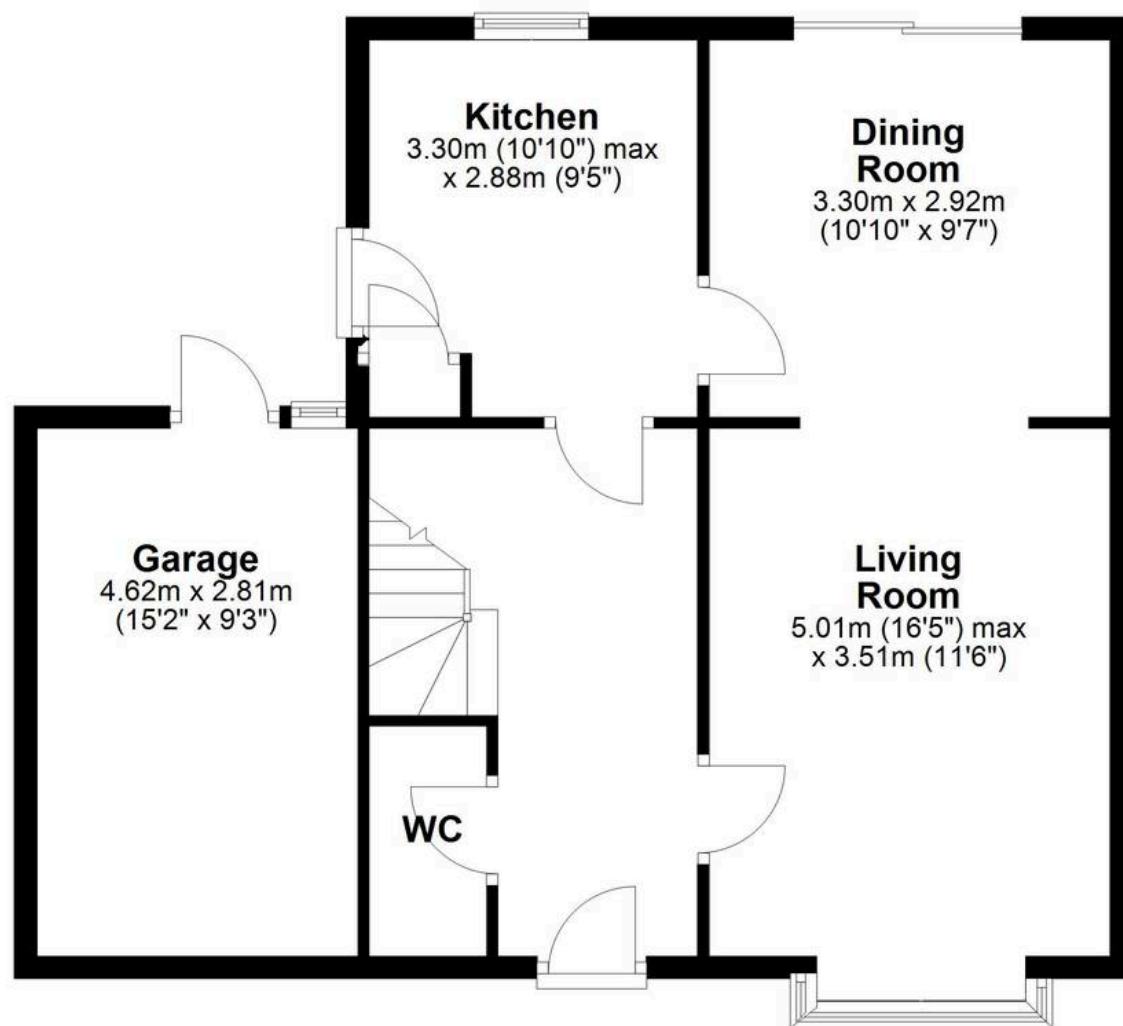
but if you would like the traditional directions, please read on.

If in Crediton High Street, proceed towards The Green and at the traffic lights, bear left into Landscore. Continue down over Westwood Hill and take the second right into Westernlea. The house will be found on the left hand side.



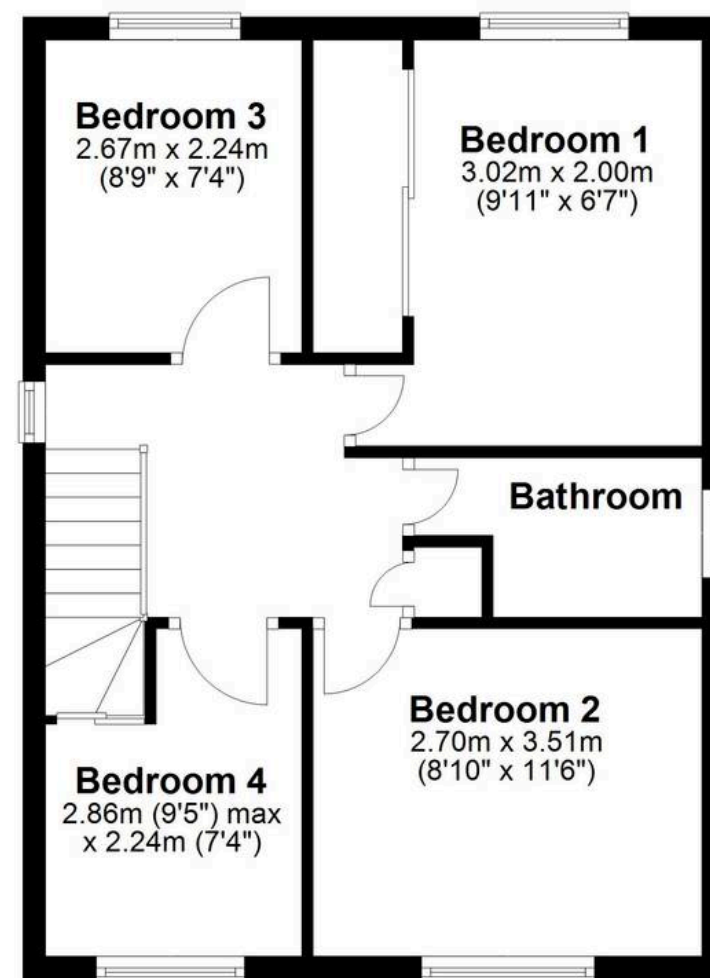
Ground Floor

Approx. 65.4 sq. metres (703.6 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



Total area: approx. 111.8 sq. metres (1203.2 sq. feet)



Helmores

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