



1 Dove Cot, Westwood, Crediton, EX17 3FS

Guide Price £270,000

1 Dove Cottage,

Westwood, Crediton, EX17 3FS

- Modern barn style house
- Built in 2013 (first time on market since!)
- Western town location
- Beautifully presented
- 2 double bedrooms
- Open plan living spaces
- Enclosed level gardens
- Off-road parking and outside storage
- Close to bus route

Just over 10 years ago, this small development of just 5 houses was built on a former farmyard on the western edge of the town. Its location with easy access to the open countryside with miles of walks, yet close to the bus route for town and Exeter, makes it an ideal location for those seeking a smaller, modern, non estate home in Crediton. You'll be forgiven for not recognising quite where it is but it's off the main road, tucked away behind Westernlea and many people won't even know it's there. In fact, this is the first time since new that this home has come up for sale. It will suit a range of buyers, from those starting out, moving up or downsizing. The internal area is that of a 3 bedroom home so the living spaces feel comfortable and open, whilst the two bedrooms are both doubles and served by a lovely shower room on the first floor.





On the ground floor, at the build stage, the layout was opened up and zoned and now provides light, sociable and cosy spaces with a living room (double doors onto the garden), dining area and a stylish kitchen with everything you need to hand. There's even a ground floor WC too – a must for some. As you'd expect, the house is economical to run with double glazing and mains gas central heating, and being relatively new, there's high levels of insulation too.

Outside is allocated off-road parking from the private road in and this is beside the garden and a level walk. The garden sits predominantly to the front (south) of the property and is fenced and gated, ideal for those with younger children or pets. There's a useful lockable store to the side of the house and covered storage at the rear too plus a useful rear access (via a gate and across the rear of the neighbours) but no one has right of way over you.

It's a lovely house, somewhat of a rarity to find and ideally positioned in the town.

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.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 2013 build

Construction Notes: Standard



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

Drainage: Mains

Heating: Mains 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 secondary school with sixth form (Queen Elizabeth’s). In addition, it boasts a brilliant gym and 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 3FS and the What3Words address is [///shelters.readjust.exonerate](https://www.what3words.com/#!/shelters.readjust.exonerate)

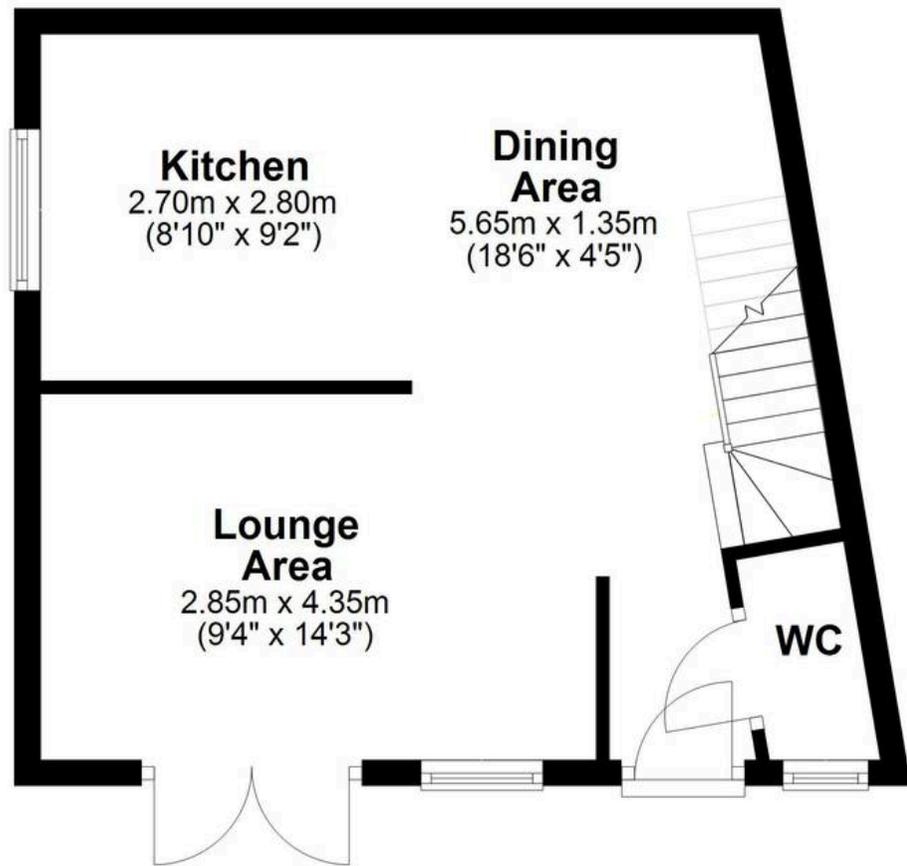
but if you want the traditional directions, please read on.

From Crediton High Street, head west to The Green and at the traffic lights, bear left into Lanscore. Continue down over Westward Hill and pass the right hand turns to Tuckers Meadow and Westernlea. After the Westernlea turning, take the next right into a small development and the house will be found on the right.



Ground Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 68.8 sq. metres (740.5 sq. feet)



Helmores

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