



**5 Okefield Road, Crediton, EX17 2DN**

Guide Price **£375,000**



# 5 Okefield Road

Crediton

- Detached bungalow
- Prime town location
- 3 bedrooms
- Kitchen/dining room
- Shower room
- Driveway and garage
- Front and rear gardens
- No chain

Okefield Road sits just behind Peoples Park in the market town of Crediton and as such offers a fantastic town location within walking distance of the High Street and all it has to offer. Of particular note is the footpath that links Okefield Road to Peoples Park, meaning a shorter walk too! The road is one of the more desirable in the town, a collection of bungalows and houses which face south and benefit from the rooftop views over the town and plenty of light. They were built in the 1970's and tend to be popular when they reach the open market due to the location.







This property is being offered with no onward chain and gives the opportunity to either just move in and enjoy it, or to further improve on what's already there. The layout offers 3 bedrooms, a shower room (formerly had a bath but this was replaced for a more accessible large walk-in shower) and a sperate WC. There's a good-sized living room which benefits from the views to the front through large patio doors and onto a south facing seating area. To the rear is a kitchen/dining room with door to the garden at the back. There's electric heating (although there is mains gas in the road) and the roof would be ideal for solar should this be of interest to a new owner.

The gardens are both of a generous size with both being mainly lawned with planted beds and an abundance of colour in the spring and summer. The rear garden is slightly elevated up a couple of steps, but this creates a very sunny rear garden although it's on the north side, it really does form a sun trap in the summer months. There's off-road parking to the front with the driveway leading to the attached garage.

#### **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 D – Mid Devon

Approx Age: 1970's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Electric 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 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.

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

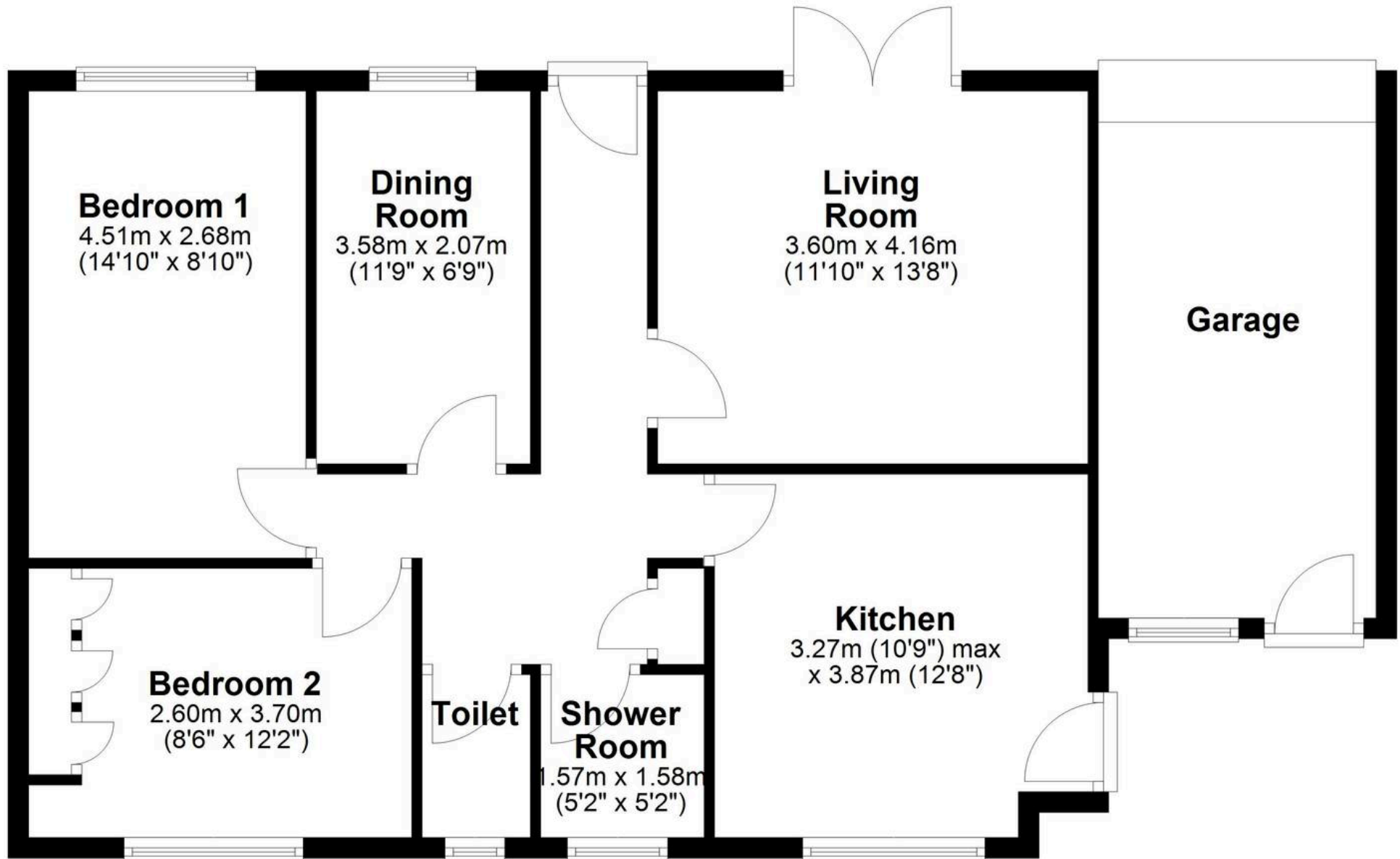
From Crediton High Street, turn into Searle Street and at the top, turn left into Peoples Park Road, at the end of the park, turn right onto Alexandra Road and then first right into Okefield Road. The property will be found on your left.





## Ground Floor

Approx. 88.1 sq. metres (948.5 sq. feet)



Total area: approx. 88.1 sq. metres (948.5 sq. feet)





## Helmores

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