



**Parkview, Barnfield, Crediton, EX17 3HY**

Guide Price **£355,000**



# Parkview Barnfield

Crediton, EX17 3HY

- Detached bungalow
- 2 Double bedrooms
- Conservatory
- Well-manicured gardens
- Carp pond
- Large corner plot
- Garage & parking
- Lovely views
- No onward chain!

Individual and unique bungalows are not easy to find in Crediton so this particular home provides a fantastic opportunity to live in a well maintained and comfortable home in a great position within town. The current owner has kept the property and grounds to a very high standard and it's perfectly located to enjoy views over the town to the countryside beyond. With a generous plot to be able to extend the home and parking if required, there are many options to consider.

The lounge with adjoining dining area has a multifuel woodburning stove for cosy winter evenings and large patio doors leading to a decking area enjoying the views. The kitchen has solid wood units with a composite sink, double oven and 4 ring gas hob. There is space for a dishwasher and fridge/freezer and this room has a door out to the conservatory. The conservatory has doors at either end and a tiled floor offering a great sunny space to relax.







The front bedroom is a good-sized double with an array of fitted mirrored wardrobes, there is another double bedroom to the rear. The bathroom has a large 1400mm shower enclosure with a vanity unit sink and toilet. The hallways holds a useful airing cupboard. There is gas central heating and uPVC double glazing throughout.

Outside to the front is a drive with space for 2 cars with a garage. The house which is set back from the road has access all the way around and the rear garden is well enclosed. The decking area is a lovely place to sit and enjoy the views and overlooks the carp pond. The lower section has flower, tree and shrub borders and has been very well maintained. There's a further seating area to the bottom section of the garden. There is also a greenhouse, bin store and shed.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25 - £2,496.09

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





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.

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.

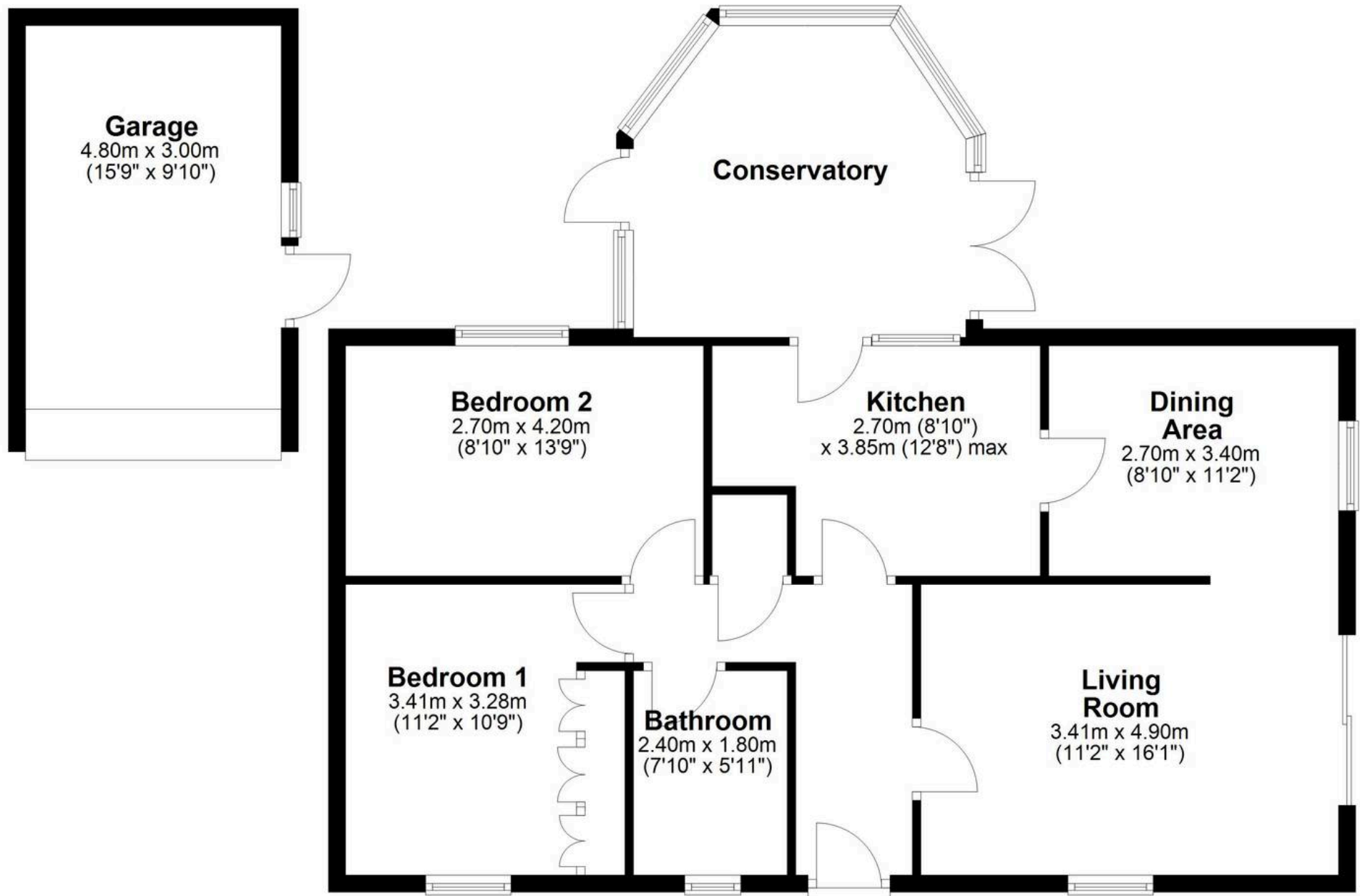
**DIRECTIONS :** From Crediton High Street, take the A377 in an easterly direction, opposite the Church, take a right turn up onto Bowden Hill, take a left turn at the top and immediately right onto Barnfield, Parkview can be found just up to the right marked with a Helmores board.

What3Words: [///importers.pairings.sorters](#)



## Ground Floor

Approx. 100.1 sq. metres (1077.5 sq. feet)



Total area: approx. 100.1 sq. metres (1077.5 sq. feet)





# Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.