



5 Saxon Close, Crediton, EX17 3DS

Guide Price **£260,000**

5 Saxon Close

Crediton, EX17 3DS

- Modern town property
- 3 bedrooms
- Kitchen/dining room
- Living room opening onto garden
- Gas central heating and double glazing
- Garage and parking
- Ideal location for schools and transport

Within Crediton town there are pockets of houses that aren't obvious to many, even those that have lived in the town for years and this development is one of them. Built in 2010, Saxon Close and Kirton Drive is a development of 2, 3 and 4 bedroom homes. The mix of styles provides something for everyone and has proved to be a popular destination for families over the past few years.

This brick faced, easy to maintain house has a garage in the neighbouring coach house next door, making it an ideal set up with the garage and parking being adjacent. The house has been in the same ownership since it was built and offers well laid out accommodation over the two floors. The entrance hall gives access to a useful WC and then the kitchen/dining room, a sociable space to entertain and the living room runs along the back, opening onto the level rear garden.





On the first floor are the 3 bedrooms and a family bathroom. The whole house benefits from mains gas central heating and uPVC double glazing, making it an economical house to run. As previously mentioned, there's a garage with parking in front to the side and the rear garden is mainly lawned. There is a fence with a gate along the rear boundary for rear access.

Agent's notes: Technically, the house is mid-terraced as it's joined on both sides but in reality, it doesn't feel like a terraced house with no party walls to one side.

There is part of a Grade II listed garden wall included in this property for which responsibility is shared with some other neighbours and the management of such is done between neighbours, a payment of £10 per month is made for this.

The garage is on a peppercorn lease which was 99 years from new, a contribution of approx £12 per year is payable.

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.

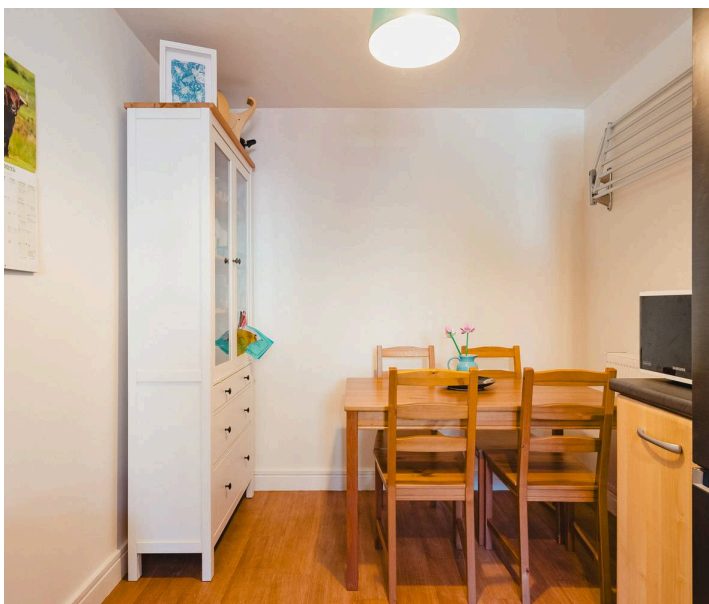
Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Built in 2010

Construction Notes: Standard

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



Drainage: Mains

Heating: Gas fired central heating

Listed: No

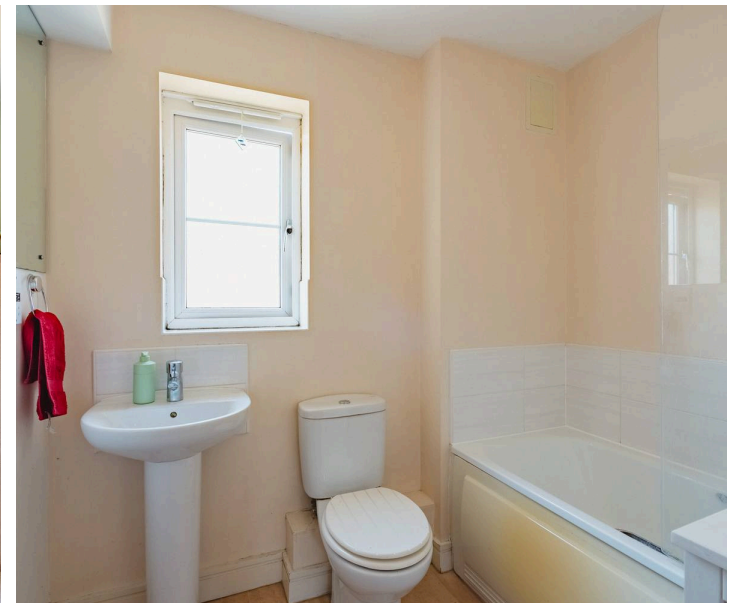
Conservation Area: No

Tenure: Freehold

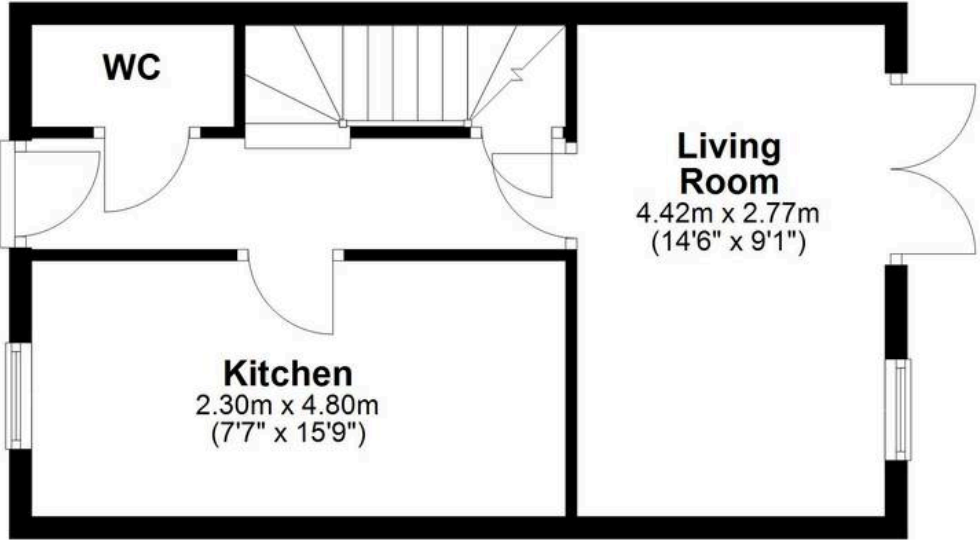
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone 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. All neatly held in a single valley.

DIRECTIONS : For sat-nav use EX17 3DS and the What3Words address is [///layered.forehand.sideburns](https://www.what3words.com/layered.forehand.sideburns) but if you want the traditional directions, please read on.

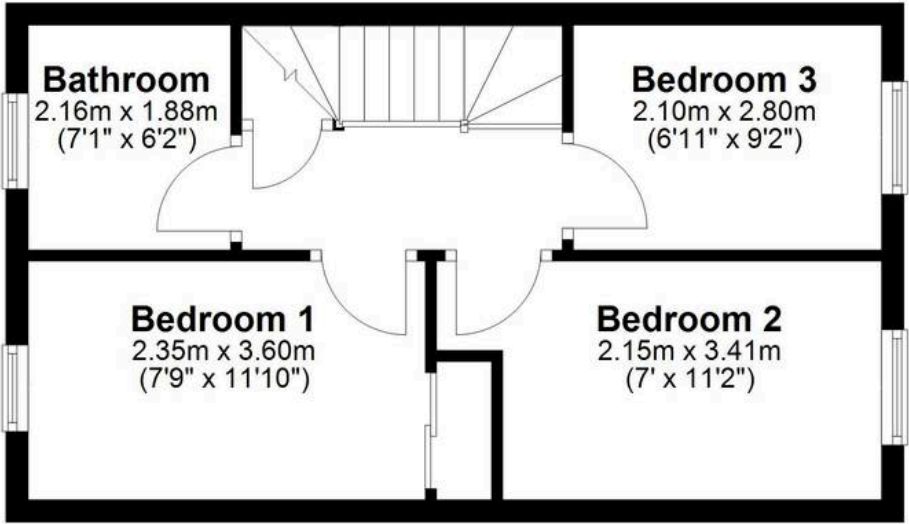
From Crediton High Street, proceed as if driving to Exeter and pass the parish church on your left before bearing right past the Fire station. Follow the road around the bend and turn right into Park Road and then first left into Dokkum Road. Dokkum Road will turn into Saxon Close and the house will be found on the left.



Ground Floor



First Floor





Helmores

Helmores, 111-112 High Street - EX17 3LF

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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.