



**Overdale Alexandra Road, Crediton, EX17 2DH**

Guide Price **£550,000**



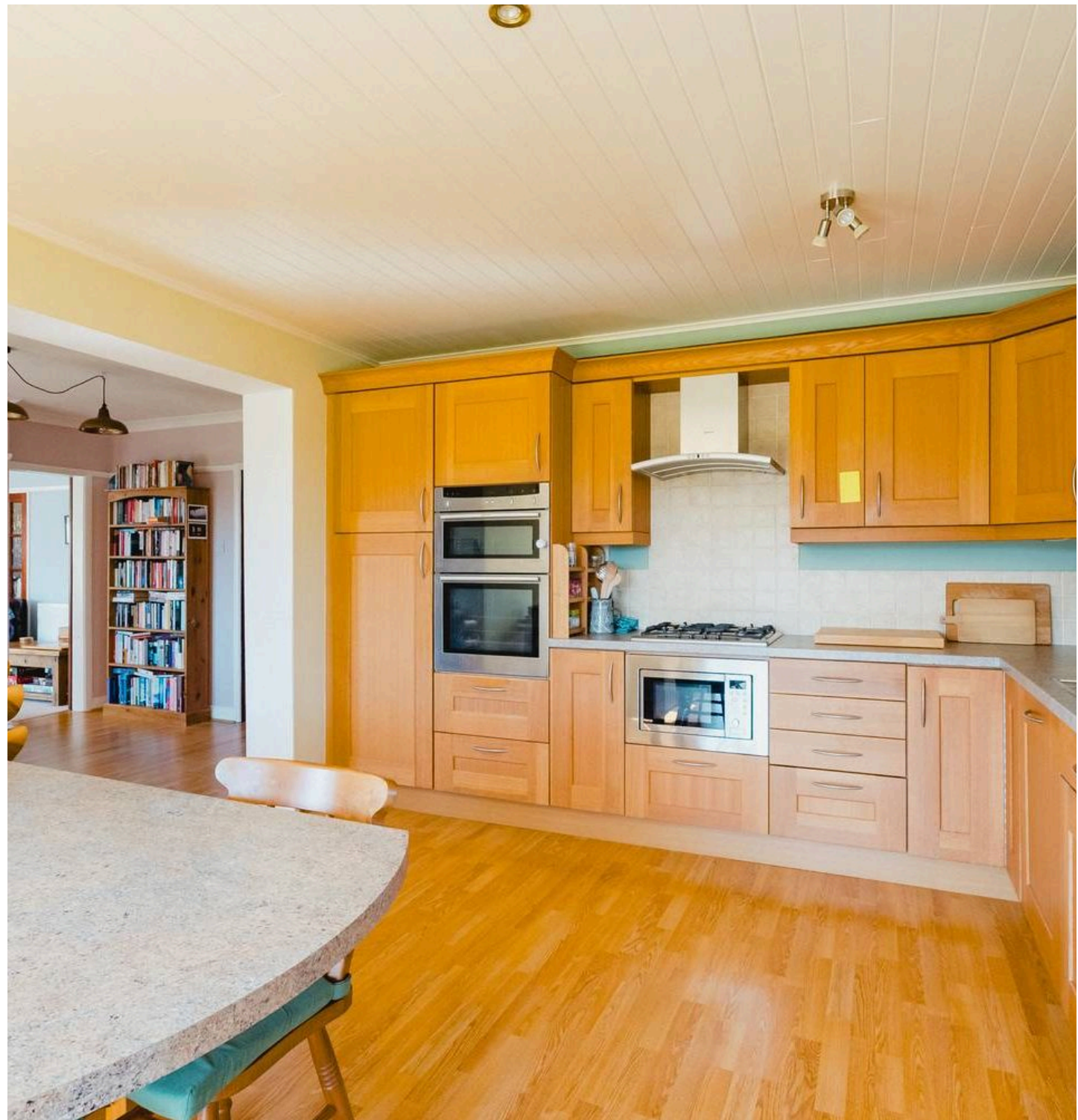
# Overdale

Alexandra Road, Crediton

- Wonderful, detached family home
- 4 bedrooms with master ensuite
- Envious town location with southerly views
- Open plan kitchen/family room
- Living room and conservatory
- Footpath walks nearby
- Fantastic large south facing rear garden
- Double garage and ample parking
- No chain

Crediton's High Street runs east to west between the hills meaning that the properties on the north side tend to have the outlook and light to the south. Well that's certainly the case with this house. With a rear garden facing directly south, it's off to a good start, mix that with the ease of walking into town, ideal for schools and services, then this property will appeal to a range of buyers.

The house was originally built in the 1960's but later re-modelled into what you see today and has since been updated by subsequent owners, now offering spacious accommodation over two floors. It's detached and occupies a great sized plot with the parking to the front and large, private gardens to the rear. Naturally for a house of this type there's gas central heating (upgraded to a pressurised system in 2019) and double glazing plus the ever-useful separate utility room and ground floor WC that aid the comfort of a family home.







The accommodation gives a welcoming entrance hall with storage and understairs space. There are glazed doors through to the dining room which has a wide opening through the kitchen/family room. Both of these areas face south with some fantastic light and doors open from both out onto the patios and gardens. The wooden shaker style kitchen is pretty timeless with integrated appliances making life easier. The living room also faces south with a gas fire and sliding doors to the large conservatory on the west side of the house. As you'll begin to notice, the focus is all to the rear with the garden and sunlight. On the first floor are four bedrooms with the master having an en-suite and Juliette balcony overlooking the garden. The remaining three bedrooms are served by the family bathroom on the first floor.

The double garage is linked to the house and can all be accessed without stepping outside. Individual doors give access from the parking area but the garages are mainly used for storage/additional space by the present owners. To the rear of one of the garages is the utility room. There's ample parking for numerous cars and gated access to the side gives access to the garden. The garden is wonderful and a real selling point of the property. It's a great size, south facing, secure and private and mainly laid to lawn with a few established trees and hedging. There's paved seating areas and it's a garden for all with plenty of room to play or indeed grow.

Agents' note: To access the town on foot, there is a footpath linking through from the bottom of Okefield Avenue to Peoples Park and then onto Searle Street into the High Street.





**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 F – Mid Devon

Approx Age: 1960's

Construction Notes: Standard

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

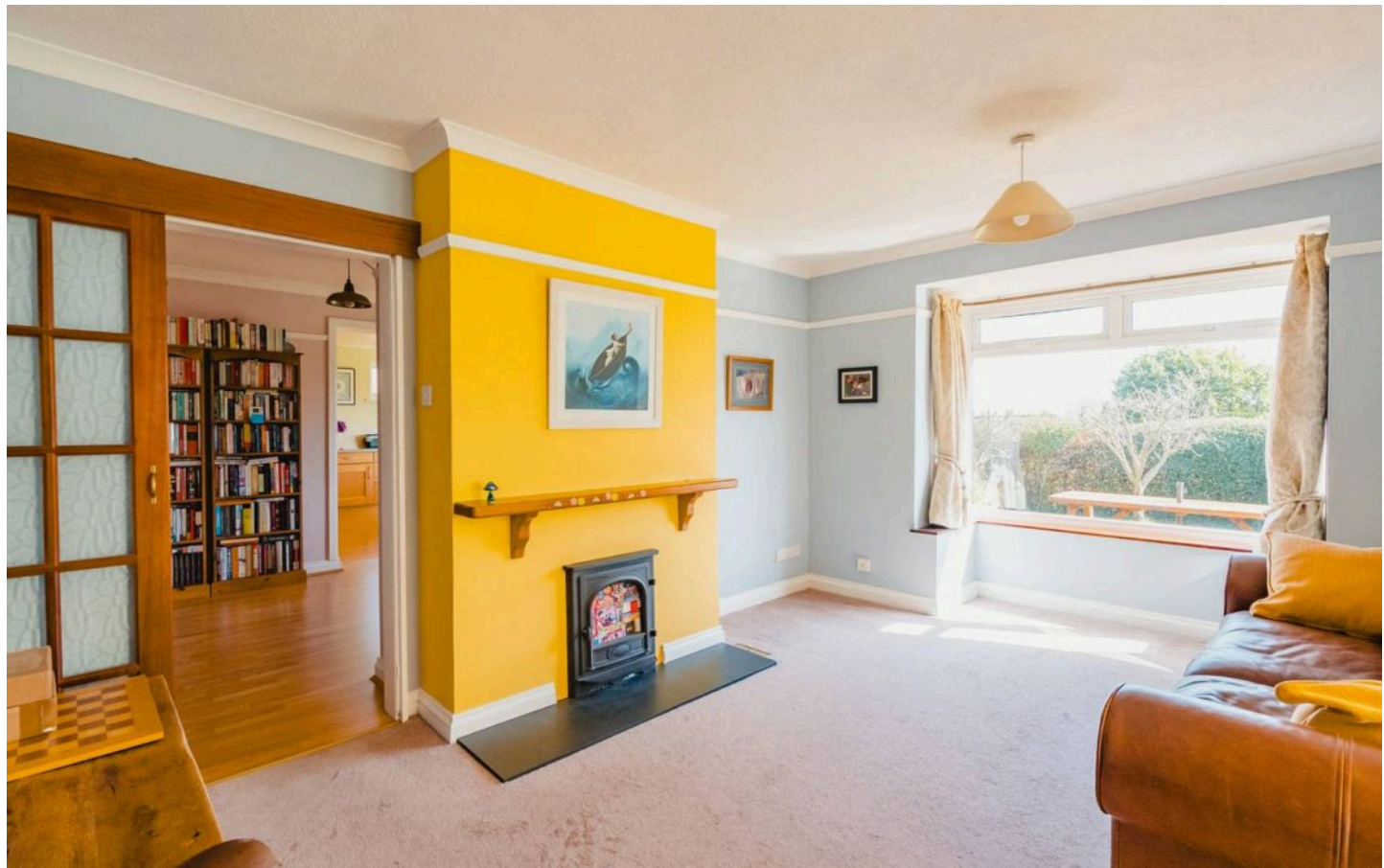
Drainage: Mains

Heating: Gas fired central heating and gas fire

Listed: No

Conservation Area: No

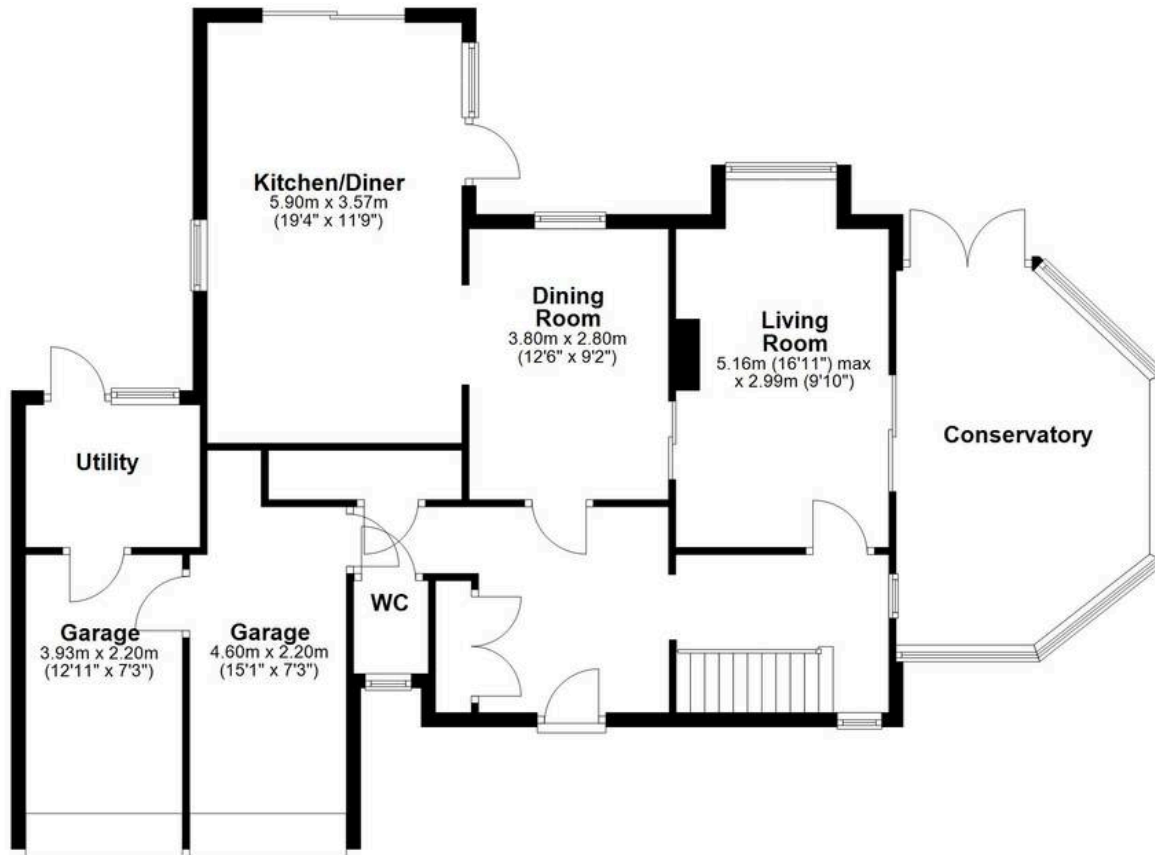
Tenure: Freehold



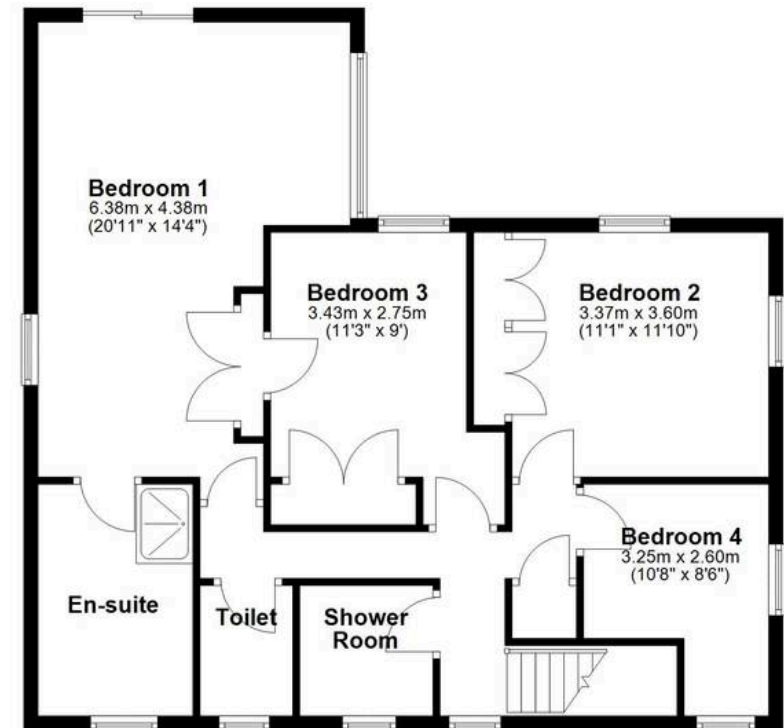




Ground Floor



First Floor







**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 2DH and the

What3Words address is [///stacks.tonality.curious](https://www.what3words.com/stacks/tonality/curious) but if you would like the traditional directions, please read on.

From Crediton High Street, turn into Searle Street and proceed to the top. At the junction, take a left along Peoples Park and then right into Alexandra Road. The property will be found towards the end of the road on your right (just after the turning into Okefield Avenue).







# 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.