



**47 Greenway, Crediton, EX17 3LP**

Guide Price **£325,000**



# 47 Greenway

## Crediton

- Semi-detached town house
- 4 bedrooms
- Town views
- Living/dining room
- Updated 2022/23
- Utility and ground floor WC
- Great condition throughout
- Solar with optional battery
- Parking and garage

Crediton's bustling High Street is home to a variety of shops and services, along with places to relax and have coffee and cake, so it's no surprise that for many buyers, being able to easily access what's on offer is a priority. Greenway is a residential area of the town within easy reach of the amenities with a mix of houses and bungalows. This property is a semi-detached house which has been extended over time to create a wonderful family home in the heart of the town. Ideal for nursery, primary and both secondary schools too, it will appeal to a range of buyers. The current owners, who have been in residence for over 40 years, have improved the house since its original build and it now offers modern, comfortable living, being completely up to date. In 2022/23, a series of improvements saw the replacement of a new boiler, solar panels with optional battery, a modern kitchen and replacement bathroom, leaving little for a new owner to do.







The layout gives a useful front porch leading into the hallway with a door to the garage, stairs to the first floor and access into the living/dining room with its large picture windows overlooking the gardens and the town – it's a lovely view over the rooftops. The kitchen overlooks the rear garden and there's access to the rear utility room and WC – both additions beyond the original design - and then another internal door to the garage. Upstairs are the 4 bedrooms (there is room for an ensuite to the master) plus the family bathroom.

Outside, the front garden is gently tiered and easy to maintain with gravel beds, ideal for pots. There's off-road parking on the driveway leading to the garage. At the rear is a good sized garden, with steps down (and a useful under house store) and it could easily be put back to lawn if preferred. As it is, the garden is a productive vegetable plot complete with greenhouse and paved pathways and seating area.



Agents Note: The solar panels are owned outright and will be included in the sale. There is a battery which can be purchased by separate negotiation.



**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, gas, telephone & broadband. Owned solar PV with optional battery.

Drainage: Mains

Heating: Mains gas central heating

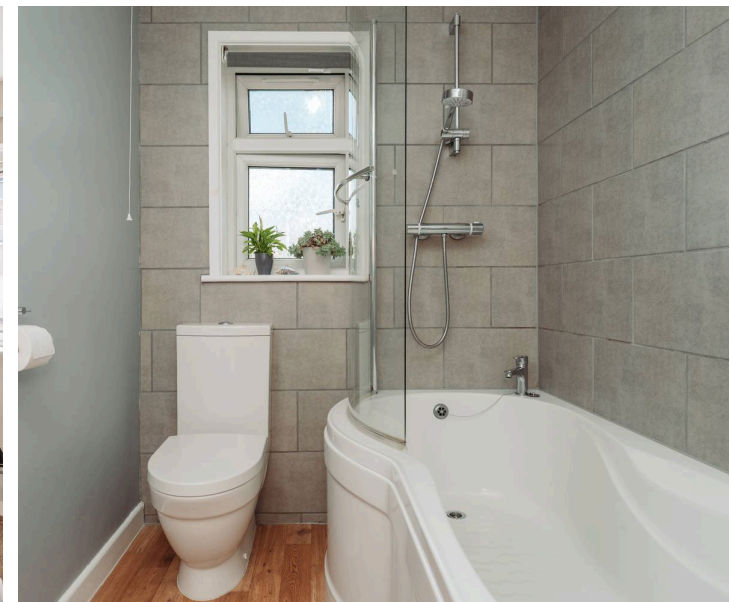
Listed: No

Conservation Area: No

Tenure: Freehold

**DIRECTIONS** : For sat-nav use EX17 3LP and the What3Words address is ///flop.picture.iterative but if you want the traditional directions, please read on.

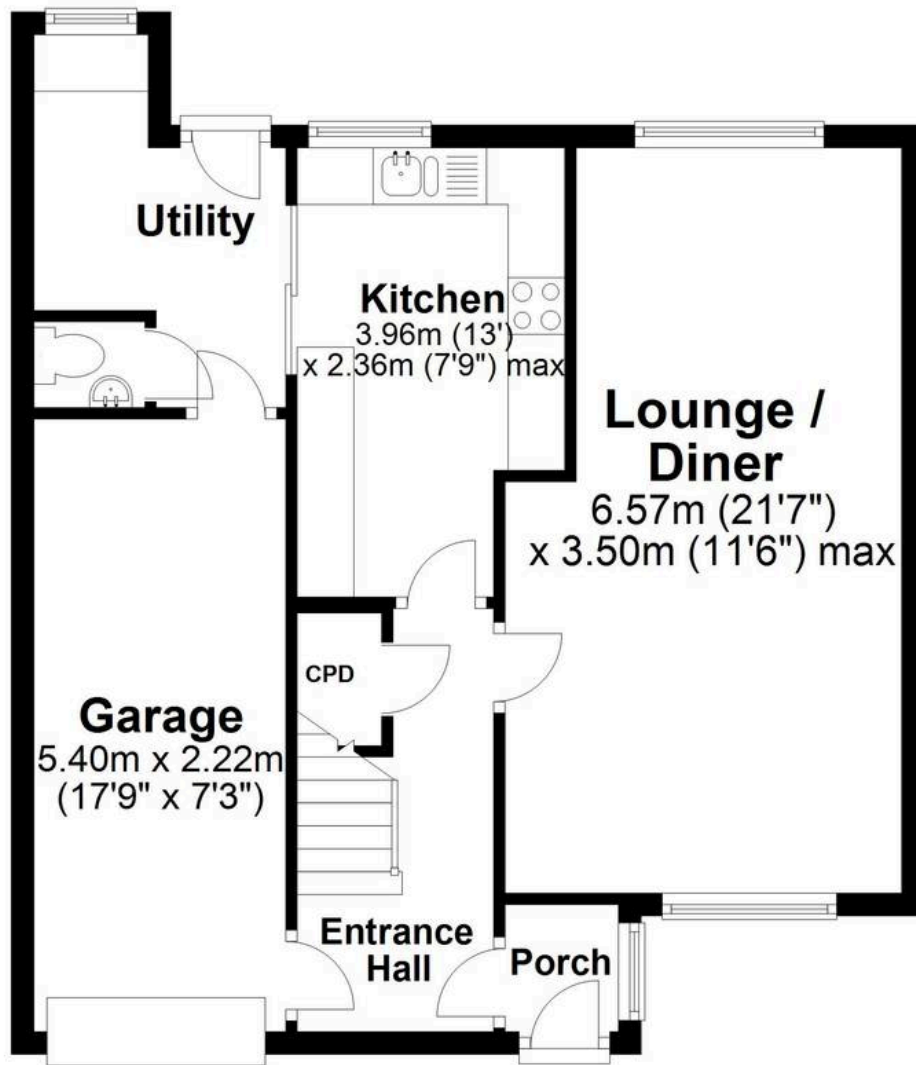
From Crediton High Street, turn into St Saviours Way and proceed up the hill. At the top, turn right into Greenway and the property will be found on your right.





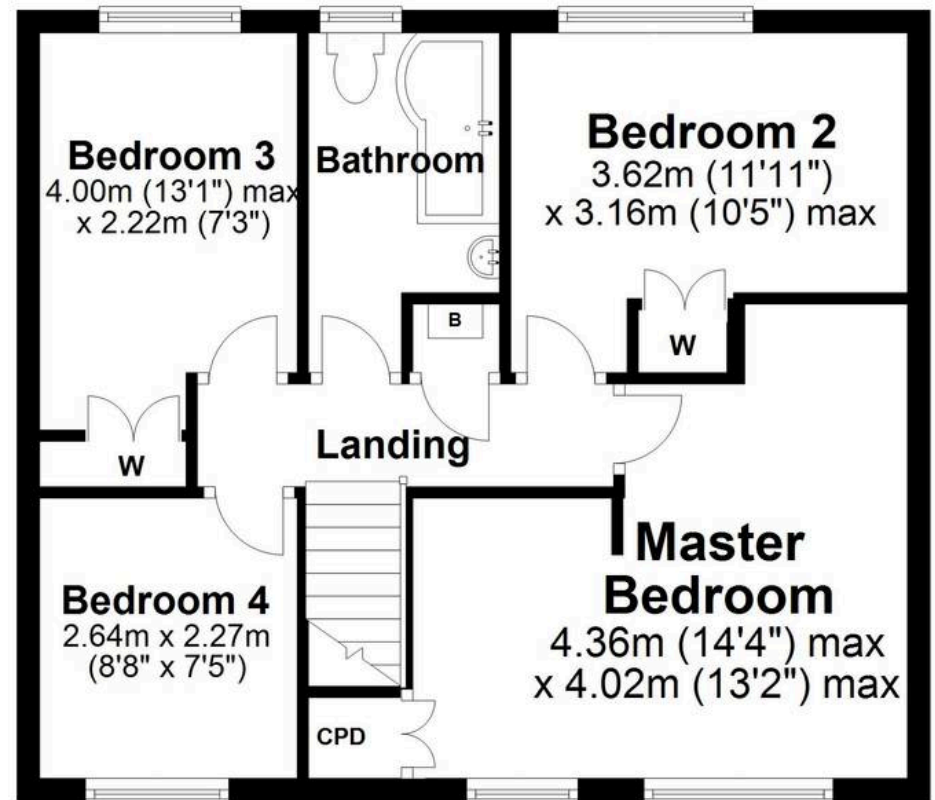
## Ground Floor

Approx. 57.6 sq. metres (619.8 sq. feet)



## First Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



Total area: approx. 108.0 sq. metres (1162.9 sq. feet)





# Helmores

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