



**Chalfont, Threshers, Crediton, EX17 3NL**

Guide Price **£535,000**



# Chalfont, Threshers

## Crediton

- Detached individual property
- Great location within town
- 4 Bedrooms
- Large master bedroom suite
- Kitchen/Diner & separate dining room
- Modern sun room/lounge
- Garage & parking
- Stunning gardens to front & rear
- Summer house with power & light

Chalfont really is a gem of a property, set on Threshers which is a desirable area close to the town centre. This individual detached home is set back from the road with a private drive and beautiful mature gardens to the front and back. With spacious, well presented accommodation and the addition of a modern extension incorporating a sun room and master suite on the 1st floor, this home is well worth viewing.

The kitchen/diner has an array of fitted units with a range cooker with 5 ring gas hob. There is space for a dishwasher and lovely views up over the garden, the dining side has space for a table and makes a lovely social area. The dining room to the front of the property has a decorative fireplace with electric fire and oak flooring. Along with storage space, there is a utility area with space for a washing machine and extra fridge/freezer space, a downstairs loo and there's internal access into the garage.







To the rear of the property is the lovely addition of the sun room with large patio doors giving a wonderful place to relax and enjoy the views over the garden. Upstairs the master suite is a very spacious room with a seating area and has the added bonus of an ensuite shower room. There are two double bedrooms to the front with fitted cupboards and a further large single to the side. The family bathroom has a bath and separate shower enclosure. There is uPVC double glazing throughout and the home is heated by a gas baxi boiler.

Outside to the front a private drive, (with parking for at least 3 vehicles) leads up to the property where this is access to the large garage with electric up and over door, the garage length allows for plentiful storage to the rear and has been re-roofed in the last 6 years, rear access from the garage leads to the garden. To the front are two lawned areas with attractive, flower & shrub borders and a variety of trees. There is a wide accessway to the side with a patio seating area and the rear garden. The stunning rear garden has a vegetable garden, beautiful borders, and is mainly laid to lawn. The summer house at the top is a wonderful place to relax and has power and light.



Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2025/26 - £3197.33

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

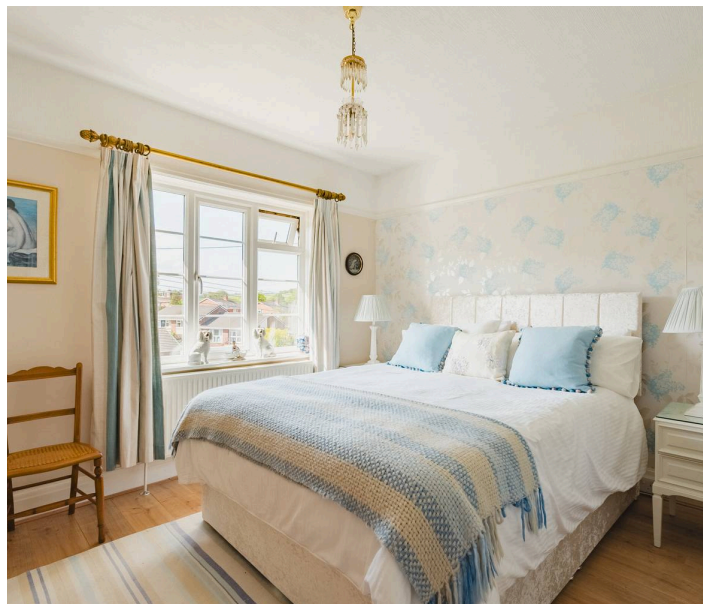
Tenure: Freehold

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 Bishopic 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, head in a westerly direction and take a left turn at the lights on St Lawrence Green onto Landscore, then immediately right onto Threshers. Chalfont can be found down on the right hand side.

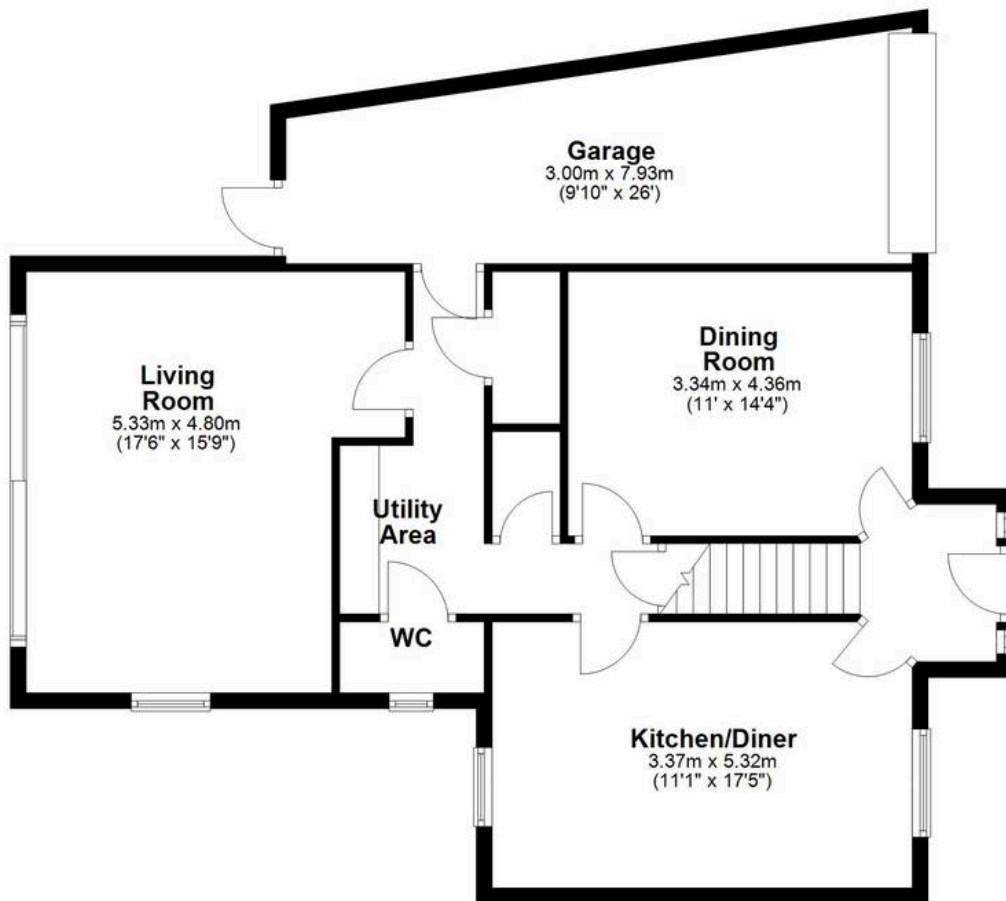
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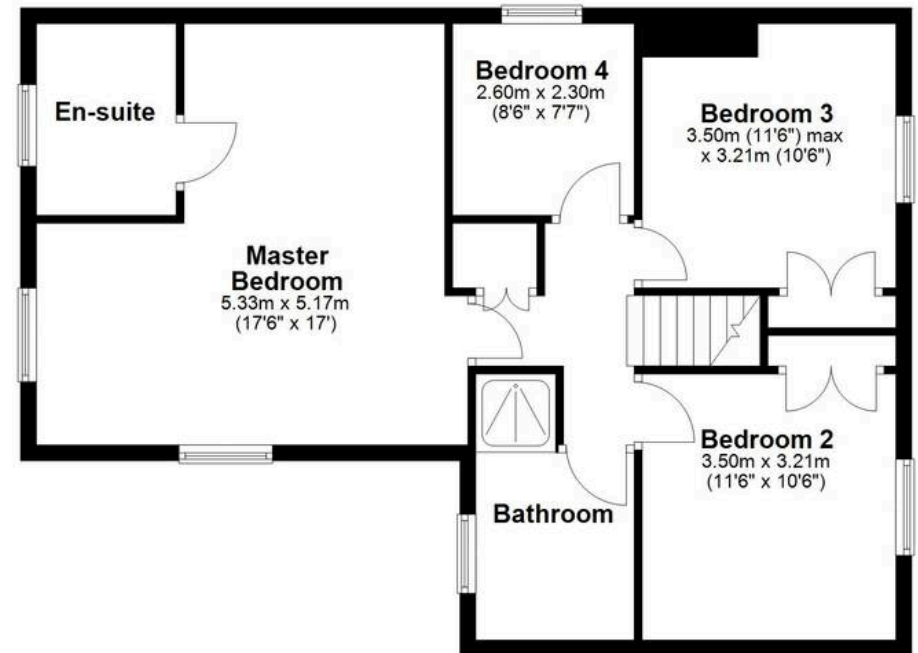
### Ground Floor

Approx. 95.2 sq. metres (1025.2 sq. feet)



### First Floor

Approx. 72.8 sq. metres (783.2 sq. feet)



Total area: approx. 168.0 sq. metres (1808.4 sq. feet)





# Helmores

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