



**35 Greenway, Crediton, EX17 3LP**

Guide Price **£525,000**

# 35 Greenway

## Crediton

- Large detached property close to town centre
- 4/5 Double bedrooms
- Recently renovated to create a beautiful open plan space
- Parking for 2 vehicles
- Bifold doors opening out to garden
- Views over the town
- Plentiful storage
- Attractive outdoor dining space and garden

Upon entering this property you start to get a sense of the hidden gem that this spacious home provides. Presented beautifully and renovated by the current owners, it provides a stunning open plan living space with enjoyment of the garden flowing well into the house and within a short walk to the town centre. With further scope to add even more to this already lovely home, this home has to be viewed to truly appreciate it's appeal.

The entrance hall leads to steps down to the beautiful open plan living space, the current owners have re-configured to create a dining/kitchen/living space perfect for entertaining. The kitchen area has solid wood worktops, integrated dishwasher and an array of units and storage space with double eye level oven, 5 ring gas hob and double Belfast sink.





The utility area is cleverly concealed with this increasingly popular hidden design with space for a washing machine/dryer and useful space, tucked away from view. The seating area has bifold doors out to the patio area making a perfect flow from outside to inside dining/living. The re-configuration has given way to a dining area with views out to the garden and over the town whilst retaining privacy and style with double doors leading outside from this area too.

On the next half level there is a good sized double bedroom with full length fitted wardrobes and another lounge with dual aspect that could be utilised as the 5th bedroom if desired or a further separate living room. Further stairs lead up to the next level with a double bedroom with integrated attic space/play area, a family bathroom with L shaped bath with shower over and a lovely dual basin vanity unit. There is a further double bedroom, plentiful storage and then through to the stunning large master bedroom with ensuite shower room. Gas central heating serves the property with a new boiler fitted in 2022 and uPVC double glazing throughout.

Outside to the front there is a lawned area and parking for 2/3 vehicles and to the rear is a patio dining area with steps down to the lawned area and decking space ideal for evening drinks and a relaxing space. There is a large shed to the side and access to the rear garden from both sides of the property.



Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2024/25 - £3050.77

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage  
Heating: Mains gas central heating

Listed: No

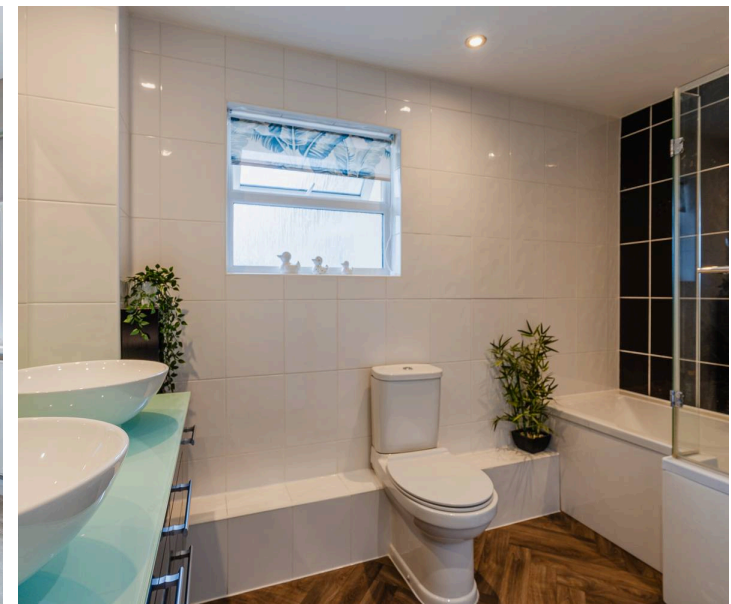
Conservation Area: No

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.

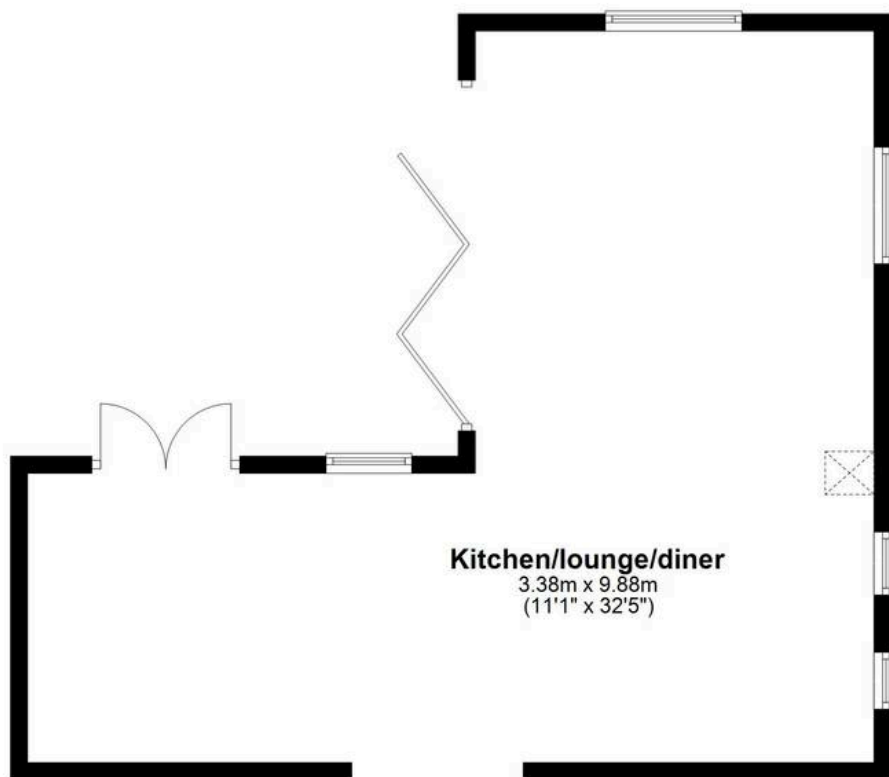
**CREDITON** is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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 St Saviours Way up to the top of the hill, turn right onto Greenway and no 35 can be found along to the right marked with a Helmores board.



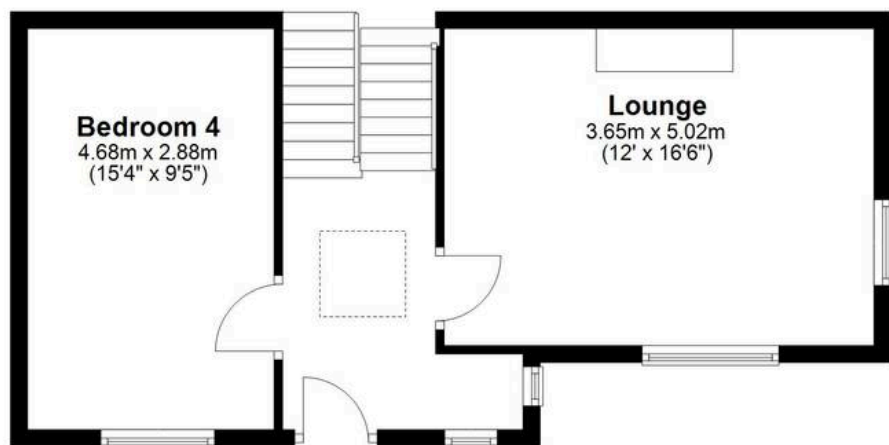
### Lower Ground Floor

Approx. 57.4 sq. metres (617.5 sq. feet)



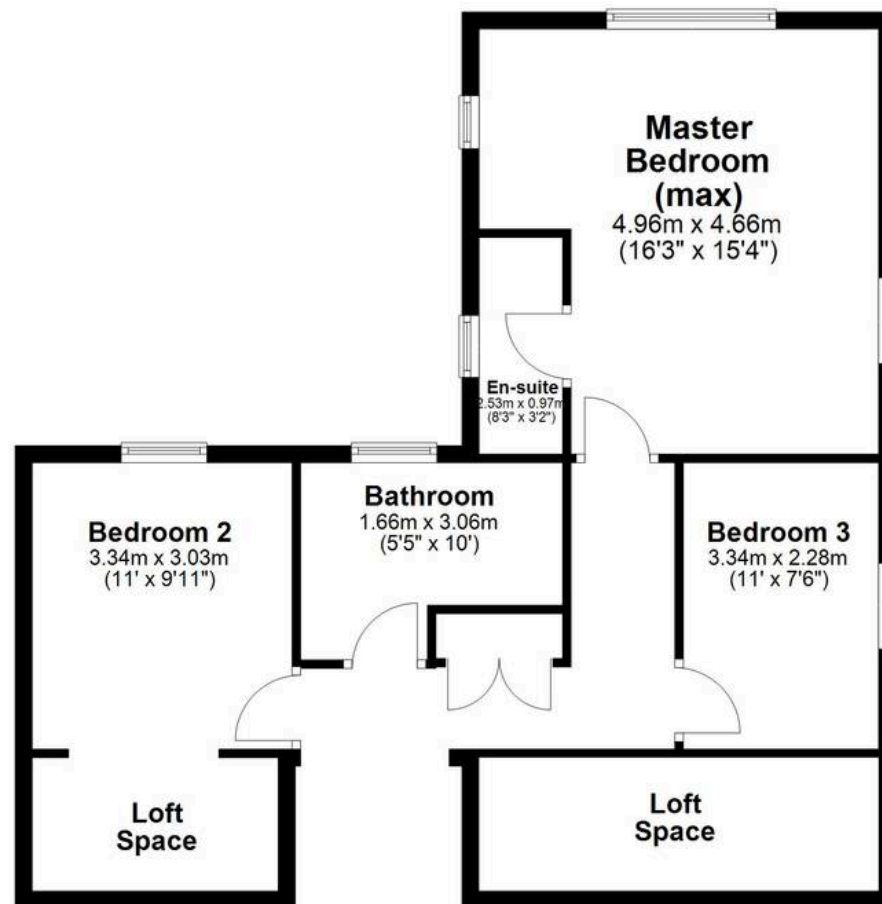
### Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



### Second Floor

Approx. 56.6 sq. metres (609.2 sq. feet)



Total area: approx. 155.9 sq. metres (1678.6 sq. feet)



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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.