



3 Landscore Close, Crediton, EX17 1BJ

Guide Price **£300,000**

3 Landscore Close

Crediton

- Wonderful detached bungalow
- Town location with level walk to town
- Excellent condition
- Only 10 years old
- 2 bedrooms
- Off-road parking
- Manageable gardens
- Mains gas central heating

Situated just off St Lawrence Green at the Western end of Crediton High Street, Landscore Close is a small cul-de-sac of just 3 bungalows that you wouldn't know are there. Accessed via a large tarmac drive, this property was built only 10 years ago and offers a private yet easily accessible position in the town, with an easy level walk to the High Street and bus stop. The plot is also on the level and has pretty gardens and large parking areas, easy to maintain and economical to run, it's an ideal town location for a bungalow.

Built in 2015, the property benefits from modern levels of insulation and with mains gas central heating and uPVC double glazing, it's an efficient home. As you'll see from the photos, it's a neutral décor and has been very well looked after with only one owner from new. The layout offers a welcoming entrance hall with a living room to one side. Sliding doors open onto the garden at the rear too, allowing light as well as access out.





The well fitted kitchen is on the rear, plenty of fitted units and working space with integrated appliances. There's two double bedrooms which are served by the shower room, well fitted with a large walk-in shower. There is access all the way around the property with ample tarmac driveway parking and turning. The current owner has made the most of some of the driveway with pots to create more garden space, but this is an option for a new owner. The gardens aren't huge but offer enough space to have pots and planters, to sit out and are all easy to maintain.

Agents Note: The pots etc in the garden are not included in the sale.

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

Approx Age: 2015 build

Construction Notes: Standard

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

Drainage: Mains

Heating: Gas fired central heating

Listed: No

Conservation Area: Yes

Tenure: Freehold



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

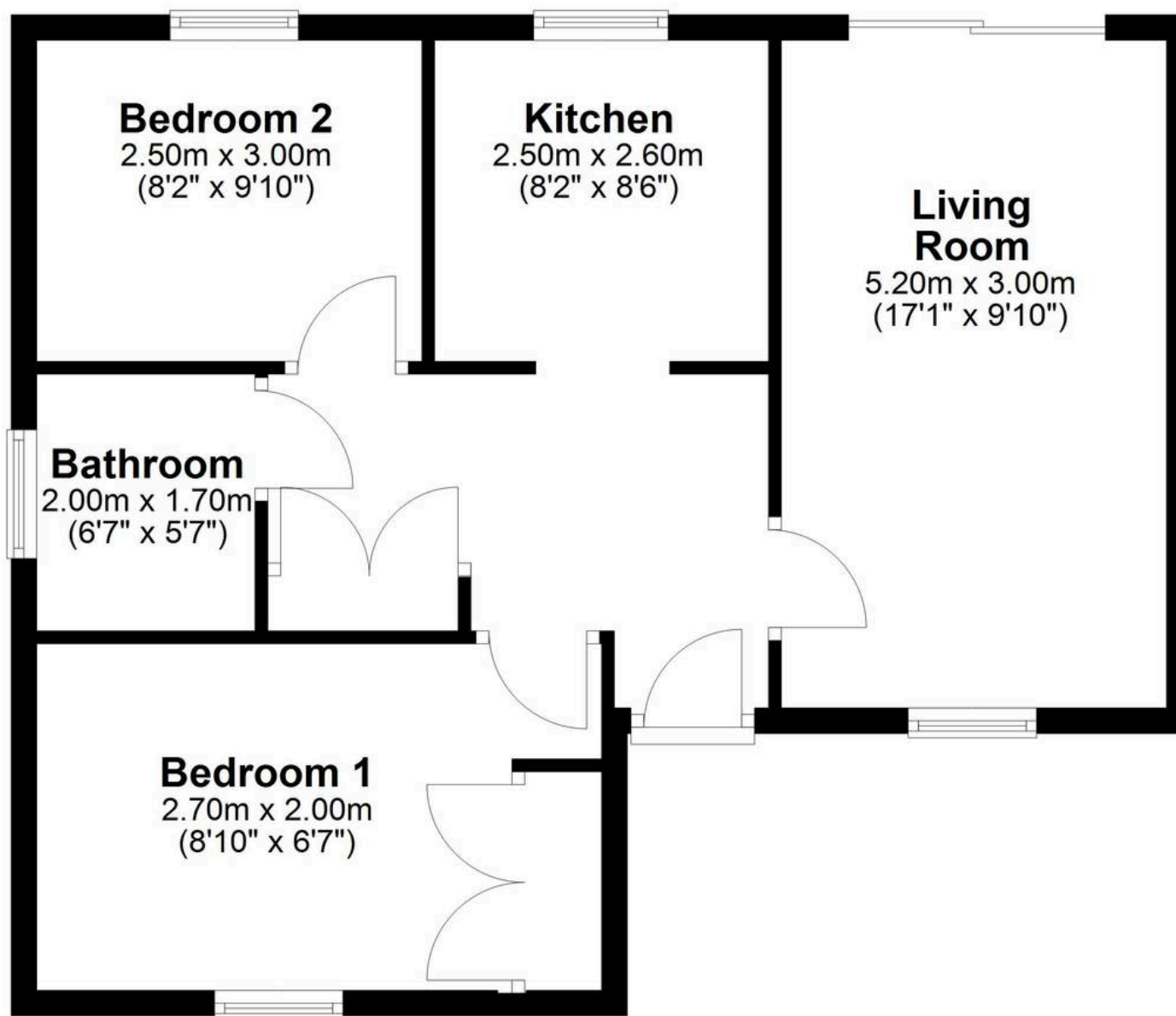
For sat-nav use EX17 3QR and the What3Words address is [///tickling.dispensed.staple](#) but if you want the traditional directions, please read on.

From Crediton High Street, head towards The Green and at the traffic lights, bear left and look for the small entrance to Landscore Close immediately after The Elephant on The Green. Go up the drive and the property will be found on the right.



Ground Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 55.4 sq. metres (596.7 sq. feet)



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.