



1 Westwood Close, Crediton, EX17 3NJ

Guide Price **£325,000**

1 Westwood Close

Crediton

- Semi detached bungalow
- Level plot
- Garden on 3 sides
- Desirable location
- 2 Double bedroom
- Sun room
- Close to amenities & bus route
- Double garage and off street parking for 2 cars
- No onward chain
- EPC: C

Westwood Close is a small quiet close with attractive bungalows and well kept gardens. This property is a semi-detached bungalow with a large garage, parking and a level garden that extends to the front, side and rear, close to amenities and the bus, this really is a great option for ease of living in this lovely market town.

The kitchen has an array of units with space for cooker and white goods, there is access to the side of the property to the parking area. The hallway has another access to the front and has a WC to the side and leads into the lounge/diner, there is space for a dining table and in the sitting area there is a feature electric fireplace.





The first bedroom is a double with fitted wardrobes and the 2nd bedroom is also a double and both can access the 'jack and jill' bathroom with bath, toilet and sink. The 2nd bedroom leads out to the rear garden through a sun room. There is uPVC double glazing throughout and gas central heating.

Outside to the front is a generous parking area for 3 vehicles and access to the large garage with up and over door, the garage has plenty of room for a car and space around to create storage or have extra white goods. There is a lawned area to the front with a variety of shrubs and to the side the lawn extends around to the rear enclosed garden where there is a patio to enjoy outdoor dining and access to the rear of the garage. The plot is level with just a few steps leading up to each door

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2,325.34

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

Broadband within this postcode: Ultrafast 1800 Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold



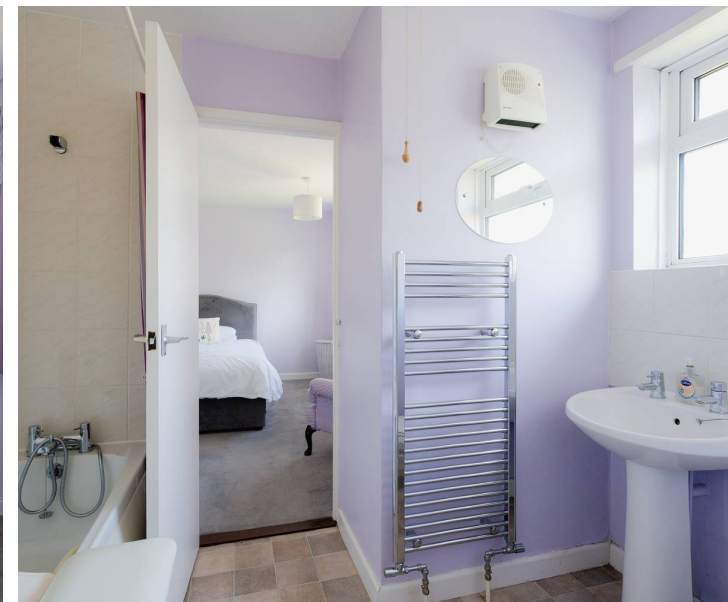
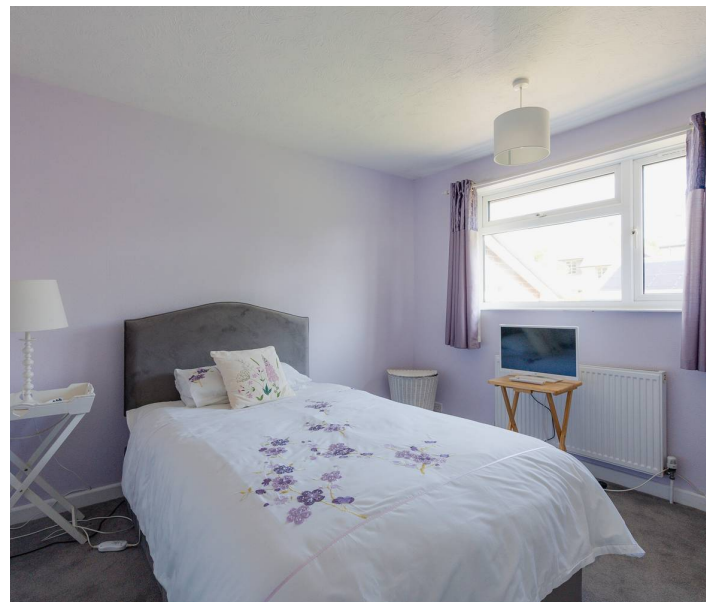
BUYERS' COMPLIANCE FEE NOTICE : Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

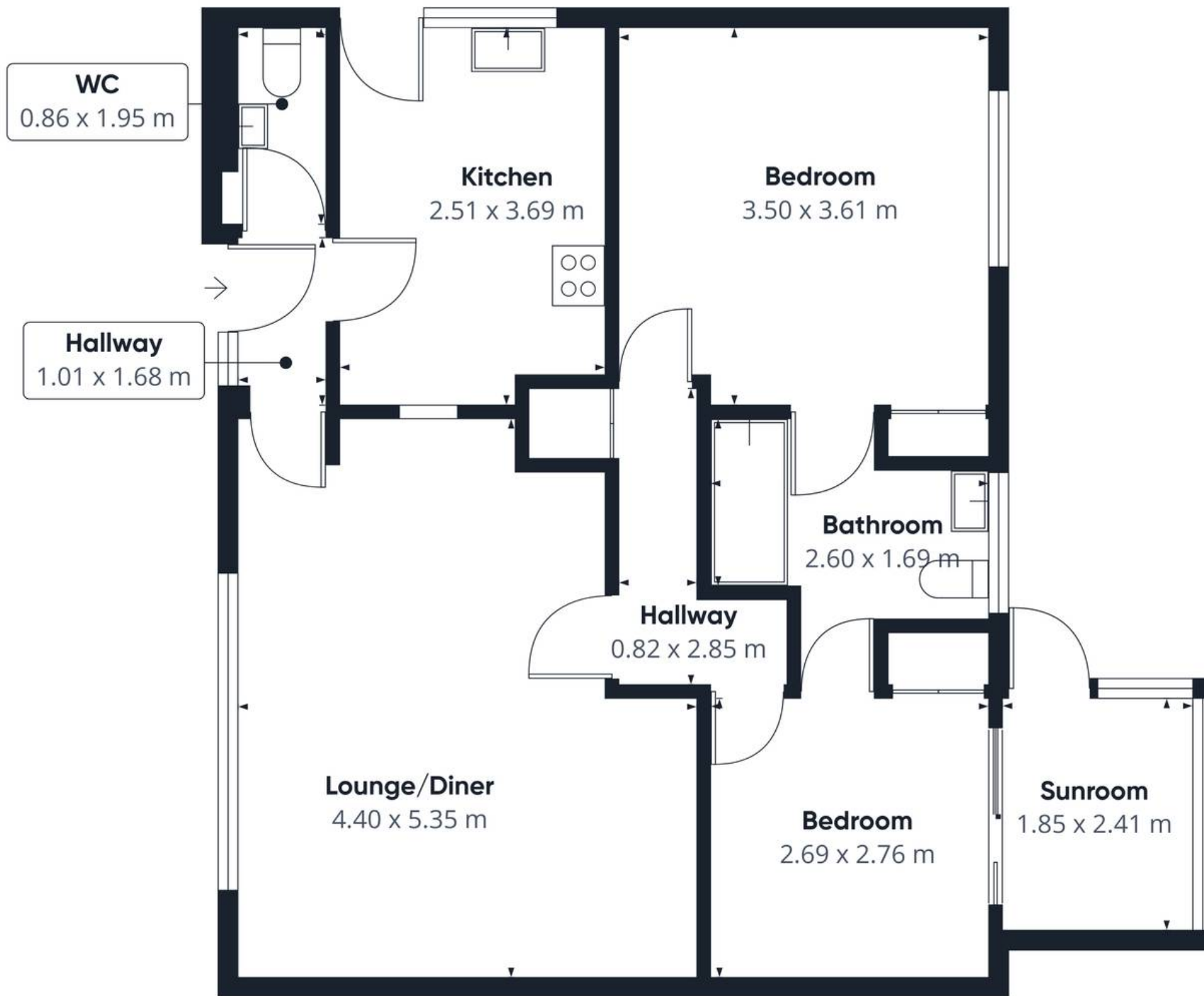
CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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 the A377 in a Westerly direction. Turn left after the traffic lights on St Lawrence Green onto Landscore and immediately right onto Threshers, continue down and Westwood Close can be found on the left, number 1 is the first property on the left marked with a Helmores board.

For Sat Nav: EX17 3NJ

What3Words: ///melon.laws.spacehip





Approximate total area⁽¹⁾
67.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.