



**98 Willow Walk, Crediton, EX17 1FE**

**Guide Price £280,000**

# 98 Willow Walk

## Crediton

- End Terrace house
- Built in 2019
- Spacious kitchen/diner
- 3 Bedrooms
- Ensuite to master bedroom
- Cottage style enclosed garden
- Parking for 2 vehicles
- Town edge location

Willow Walk was completed in 2019 as a small development on the edge of the market town of Crediton, backing onto fields, this estate has proved to be a desirable and peaceful location for homeowners. The property has 3 bedrooms with the benefit of an ensuite to the master bedroom and has a lovely kitchen/diner with patio doors overlooking the pretty and well maintained enclosed garden.

The kitchen/diner has an array of modern white units with an oven and 4 ring induction hob. There is space for a large fridge/freezer and washing machine, the dining area has patio doors overlooking the garden. The lounge to the front has a large picture window and a useful understairs cupboard.





Upstairs to the front is the master bedroom with ensuite shower room and a built in wardrobe. The 2nd double bedroom is to the rear and overlooking the garden as does the single bedroom. The family bathroom has a white suite bath with WC and sink and there is a large storage cupboard on the landing. There is uPVC double glazing throughout and gas central heating, with a B rating EPC the home is efficient to run.

Outdoors to the side is parking for at least 2 vehicles and a side access gate to the rear garden. The garden has a patio area perfect for an outdoor dining space and the rest is laid to lawn with attractive flower beds & borders, vegetable bed and a handy garden shed.

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 500mbps

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.

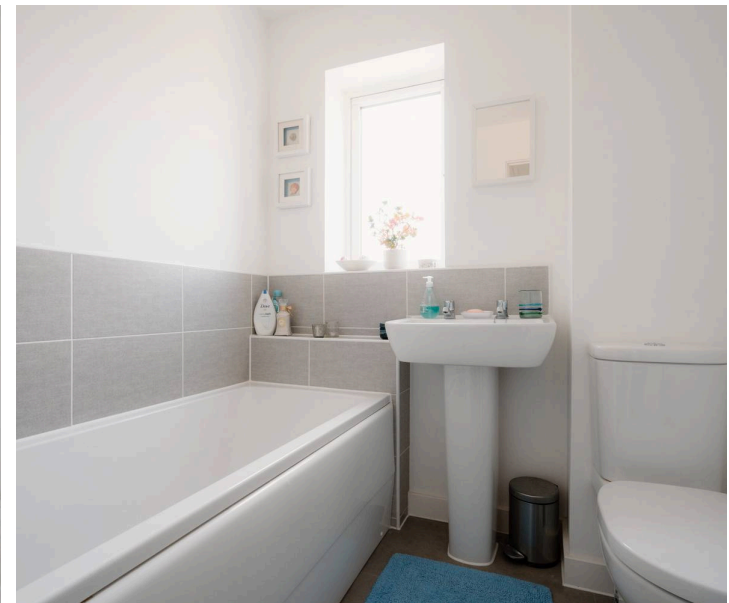
**CREDITON** is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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 head on the A3072 towards Tiverton, after the Rugby Club take a right turn onto Bramble Lane then left onto Willow Walk. Keep ahead until you reach the newer homes and number 98 can be found along to the left.

Sat Nav: EX17 1FE

What3Words: ///fool.tastier.pirates





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
64 m<sup>2</sup>

(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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