



**1 Walnut Drive, Crediton, EX17 1JB**

Guide Price **£390,000**



# 1 Walnut Drive

## Crediton

- Detached property
- Lovely views
- Garage & Parking
- Garden front and back
- 4 bedrooms
- Modern kitchen
- Beautifully presented
- Corner plot
- Desirable town location

Walnut Drive is a much sought after location on the edge of the market town of Crediton with far reaching views and well maintained and beautifully presented accommodation. There are 4 bedrooms, a garage and parking, with a lovely garden and open plan lounge/diner. With all the convenience of a town location with great transport links and access to shops, sports facilities and all the cultural opportunities that Crediton has to offer.

The kitchen has a very modern feel with white gloss soft closing units, integrated fridge and washing machine, there's a double eyelevel BOSCH oven and 4 ring induction hob with feature extractor. A pantry cupboard provides extra storage, a door leads to the rear garden and there are super views over the countryside. The lounge has a feature gas fire and opens out to the dining area with patio doors leading out to the terrace, also on the ground floor is a WC with vanity sink.





Upstairs there is a double bedroom to the front and a double to the rear with a large mirrored fitted wardrobe, there are 2 further single bedrooms and a family bathroom with L shaped bath with shower over and a vanity unit with sink and WC. There is uPVC double glazing throughout and gas fired central heating.

Outside to the front is parking for 1 vehicle leading up to the garage with up and over door, power and light and a door leading to the rear of the property. The rear garden has a lovely sun terrace overlooking the views with steps down to the lawned area with decked seating area at the bottom.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2025/26 - £2616.00

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

Broadband within this postcode: Ultrafast 1800Mbps

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 the bottom of Jockey Hill take a right turn onto Pounds Hill, follow the road up around to the right and Walnut Drive can be found along to the right, this property is the first on the left marked with a Helmores board.

For Sat Nav: EX17 1JB

What3Words: [:///locator.chainsaw.vocab](#)







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

105.3 m<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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