



**30 Blagdon Rise, Crediton, EX17 1EN**

Guide Price **£350,000**



# 30 Blagdon Rise

Crediton, EX17 1EN

- Excellent town bungalow
- Detached with 3 bedrooms
- Large living room with southerly views
- Kitchen/dining room overlooking rear
- Front and rear gardens
- Gated driveway parking
- Garage and workshop/store
- No chain

Located in the Eastern end of the town, Blagdon Rise is a cul-de-sac in a great position. Favoured by many for it's far-reaching views without being too distant from amenities including the leisure centre, Lidl and Morrisons and public transport links, plus the town centre is a 10 minute walk and without any steep hills. Built in the 1960's, there's a mix of houses and bungalows that have evolved over time. This bungalow is at the top of the cul-de-sac with little passing traffic and the front faces south with views to the town and to the surrounding countryside too – the best of both worlds. It's got uPVC double glazing and mains gas central heating.

The property can be used as a bungalow with the kitchen, two of the bedrooms and bathroom on the ground floor, however, there is the original staircase to the first floor where the large landing and third bedroom can be found which really adds to the flexible arrangement depending on the buyer. There's certainly potential to create a fourth bedroom from the landing space (already a window in situ) plus there's additional eaves storage up here too.







On the ground floor is a large entrance porch and hallway leading to the living room (with gas fire and lovely views), the kitchen/dining room overlooks the rear garden with a door out and has a useful built in breakfast bar. As previously stated, the two bedrooms and bathroom complete the layout.

Outside, the south facing front garden gives a nice buffer from the cul-de-sac road with lawn and planted beds. There's a gated driveway, with space for 1 vehicle in front of the adjoining garage with up and over door. To the rear of the garage is a workshop/store which also gives pedestrian access to the garden plus there's pathways to the side too.

It's a lovely position in the town and we love the flexibility with it being able to be used as a true bungalow but with the upstairs too giving more options and potential. The property is being sold with no onward chain.

#### **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 D – Mid Devon

Approx Age: 1960's

Construction Notes: Standard

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

Drainage: Mains

Heating: Gas fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

#### DIRECTIONS

For sat-nav use EX17 1EN and the What3Words address is [///recovery.disputes.equipping](https://www.what3words.com/recovery.disputes.equipping) but if you want the traditional directions, please read on.

From Crediton High Street, head towards Exeter, passing the parish church on your left and bear left into East Street. Proceed to the end and turn left onto Mill Street, follow the road and go straight over the mini-roundabout and then take the first left into Blagdon Close. Bear right and up this hill and No 30 will be found at the top of the cul-de-sac on the right.







Floor 0



Floor 1

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

121.9 m<sup>2</sup>

Reduced headroom

1.9 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





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