



32 Avranches Avenue, Crediton, EX17 2HB

Guide Price **£475,000**

32 Avranches Avenue

Crediton

- Large (extended) detached family home
- Edge of town and adjacent to fields
- Incredible views to Dartmoor
- Four double bedrooms with master ensuite
- Living room, dining room and separate playroom/office
- Gardens with summer house and outdoor kitchen
- Lovely garden room/home office with Dartmoor views
- Utility and ground floor WC
- Garage and off-road parking for four cars
- Possibility of no onward chain

Crediton is twinned with the French town of Avranches with the twinning charter signed in 1993 and to mark this momentous partnership, each named a road in their respective towns – and Avranches Avenue was created in Crediton. Completed in 1995, it's on the northern edge of town with some incredible views from its elevated position, over the surrounding countryside and to Dartmoor on the horizon. The sunsets and views are of particular note from many of the houses but none more than from this particular house. Situated at the top of a small col-de-sac, tucked away from passing traffic and pedestrians alike, this property really does have the pick of the views. Since its original build, the house has been substantially extended and enlarged and now offers four double bedrooms and ample living spaces. As one would expect, there's mains gas central heating and double glazing throughout.





The extensions have allowed for more flexible living arrangements with a large living room opening into a dining room overlooking the gardens and views. Sliding glass doors give the option of open plan or separate spaces. There's a play room or office (or even fifth bedroom) off the living room and a modern kitchen offers plenty of working and storage space. As might be desired in a house like this, there's a separate utility room to the rear as well as a ground floor WC. Although there were originally four bedrooms, the rear two storey extension now gives four double bedrooms, the master with ensuite and dressing area, plus built in wardrobes. There's a family bathroom to serve the remaining bedrooms too. Outside, the driveway leads to the attached garage plus provides parking for numerous cars. The garden wraps around the side and rear with those wonderful views coming into play. There's a useful summer house (ideal home office or getaway space!), garden sheds and we love the outdoor kitchen complete with storage and cupboards, an ideal space to cook and eat outdoors with family or friends.

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.

Current Council Tax: Band D – Mid Devon

Approx Age: 1990's

Construction Notes: Standard

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



Drainage: Mains

Heating: Gas fired central heating

Listed: No

Conservation Area: No

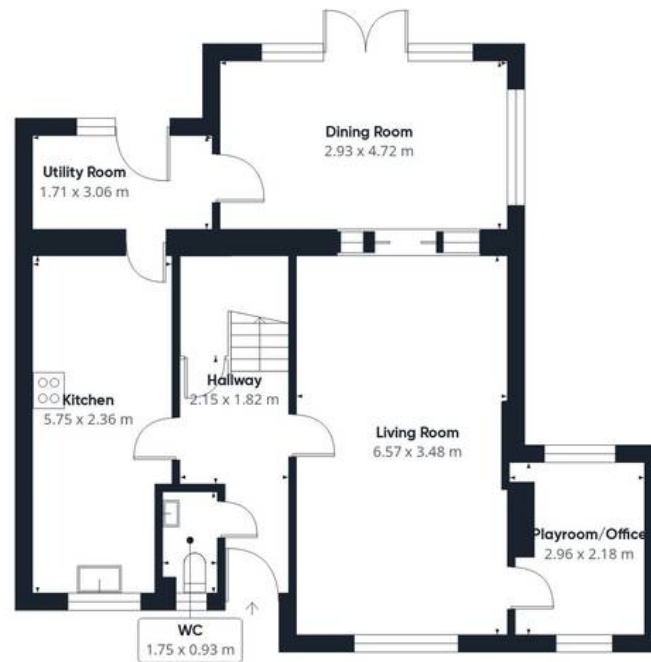
Tenure: Freehold

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 2HB and the What3Words address is [///stiletto.worry.written](https://www.what3words.com////stiletto.worry.written) but if you want the traditional directions, please read on.

From Crediton High Street, head west towards The Green and turn right at the traffic lights and then immediately left into St Martins Lane. At the top, go straight over the junction onto George Hill and proceed nearly to the top before turning left into Avranches Avenue. Take the first cul-de-sac on the right and the property is just up the spurred drive at the top.





Floor 0



Floor 1

Approximate total area⁽¹⁾
133.6 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.