



Redcot, Alexandra Road, Crediton, EX17 2DH

Guide Price **£345,000**

Redcot, Alexandra Road

Crediton

- Detached bungalow
- Desirable town location
- Far reaching views
- 2 Double bedrooms
- Open plan kitchen/dining room
- Garage
- Front and rear garden
- Separate utility room
- No onward chain!

Alexandra Road is a desirable location in Crediton in an elevated position enjoying wonderful views over the town and countryside beyond. This bungalow has been well maintained over the years and offers a lovely opportunity to live in as it is or to develop and extend on this generous sized plot (subject to permissions).

The kitchen/dining room is south facing with a lovely outlook over the garden and views beyond. There is an array of solid wood units with space for white goods, the U-shaped configuration separates the kitchen nicely from the dining area where there is plenty of space for entertaining and dining. A door leads from here out to the side of the property. The lounge is a comfortable and bright space with an open fireplace in a stone surround. There is one double bedroom to the front with fitted wardrobes and drawers and a further, south facing, double bedroom to the rear. There is gas central heating.





Outside to the front is a gated entrance with a garden laid to lawn and a parking space in front of the garage. The garage has power and light and the rear leads through to the utility room with plenty of space for washing machine and dryer along with extra storage. A door leads from here out to the rear garden. The rear garden is mainly laid to lawn with flower and shrub borders and those wonderful far reaching views.

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: Superfast 63Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Brick

Listed: No

Conservation Area: No

Tenure: Freehold

EPC : D

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.

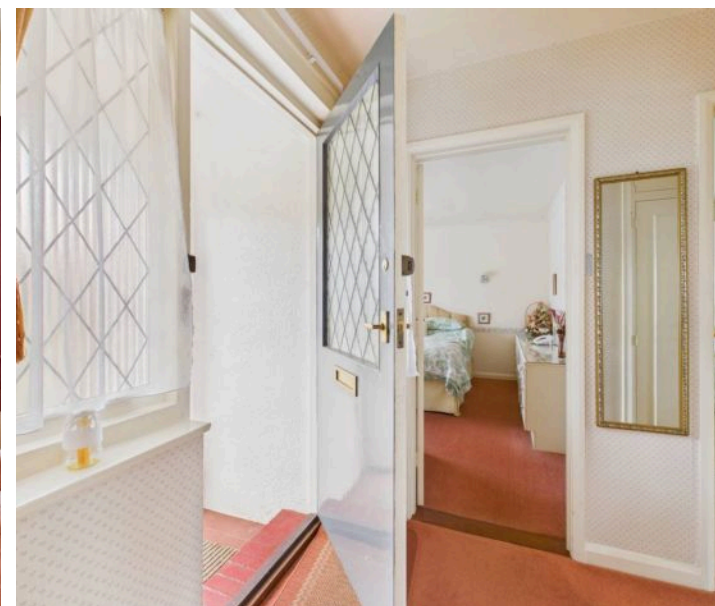


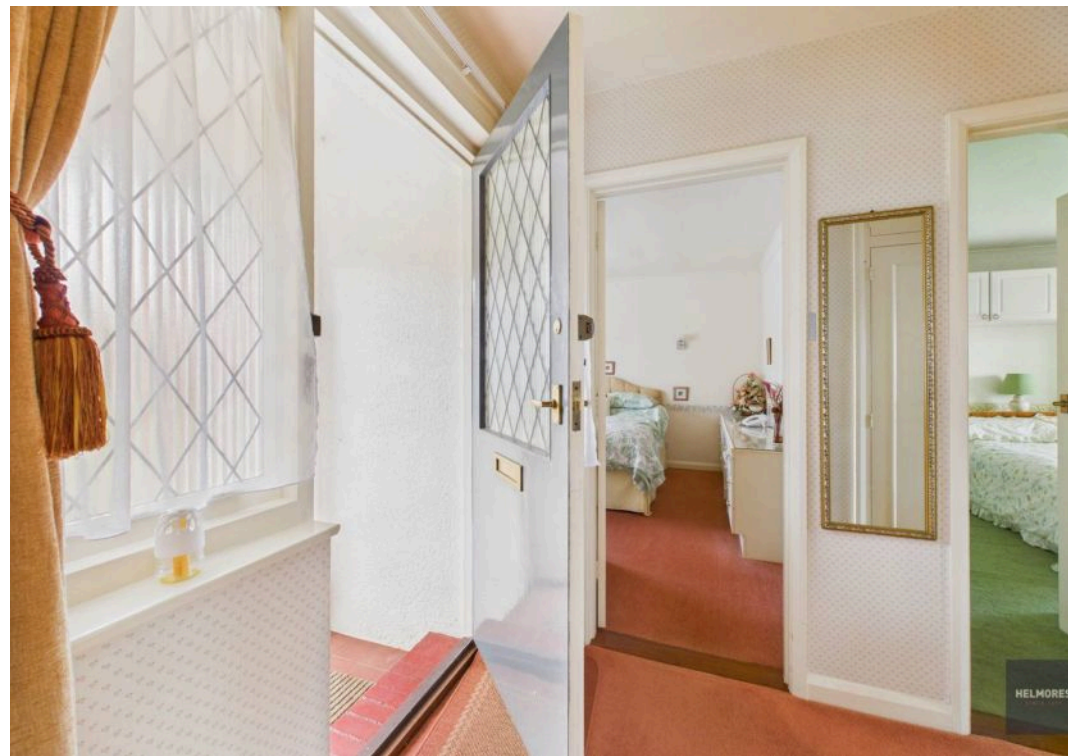
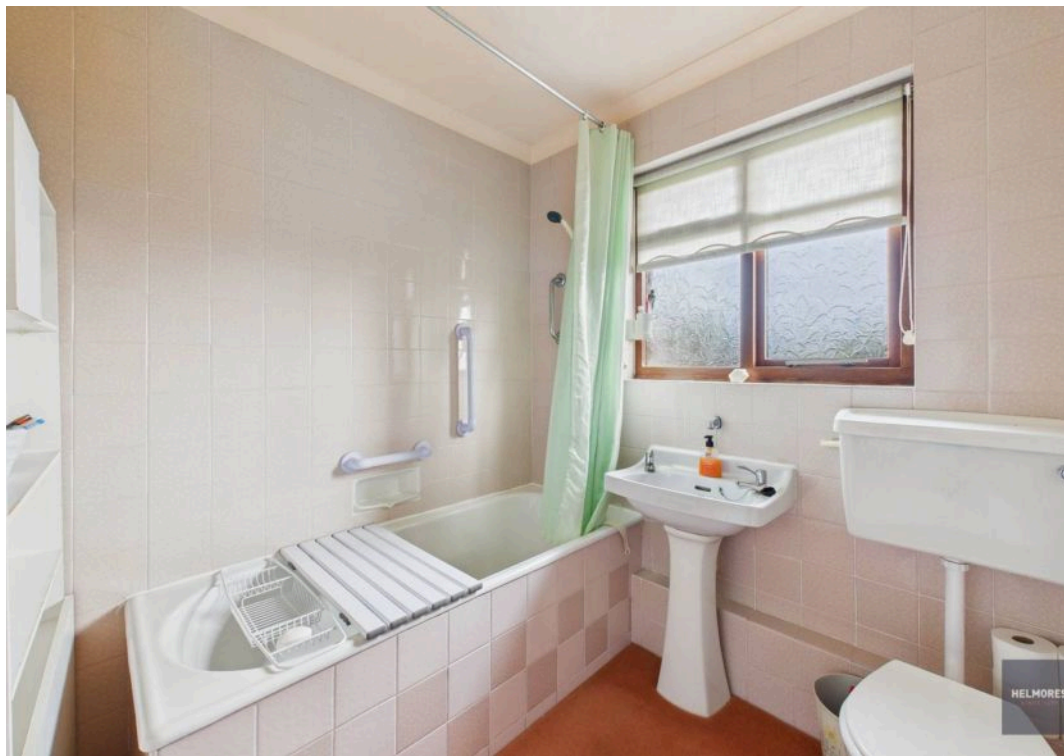
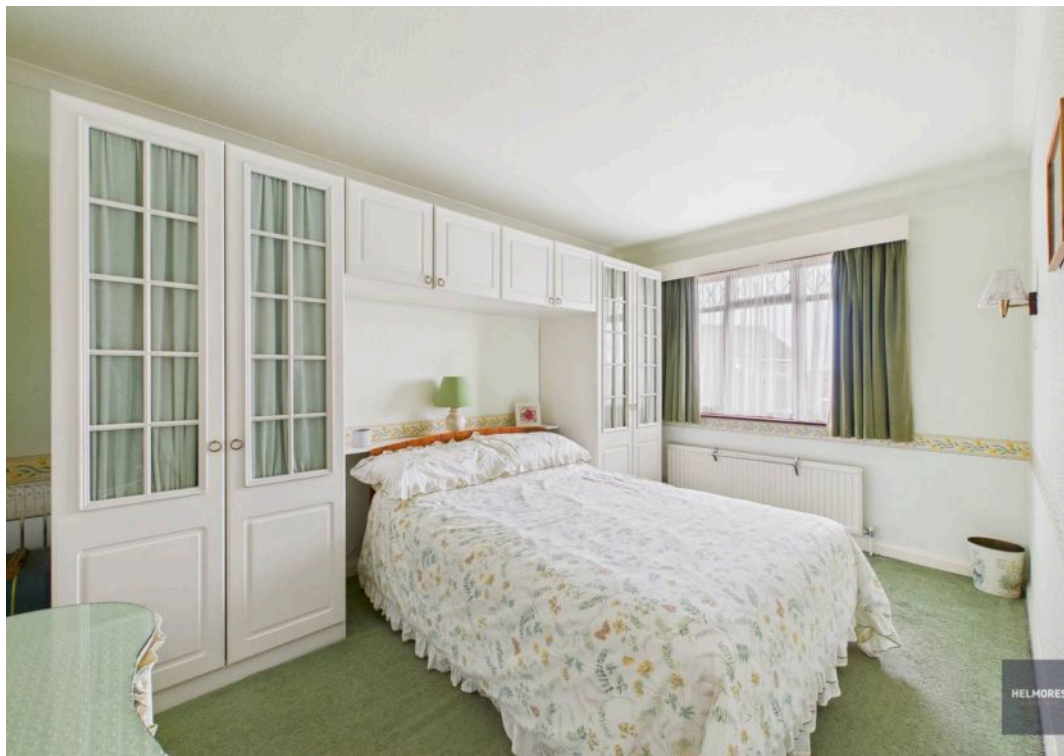
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

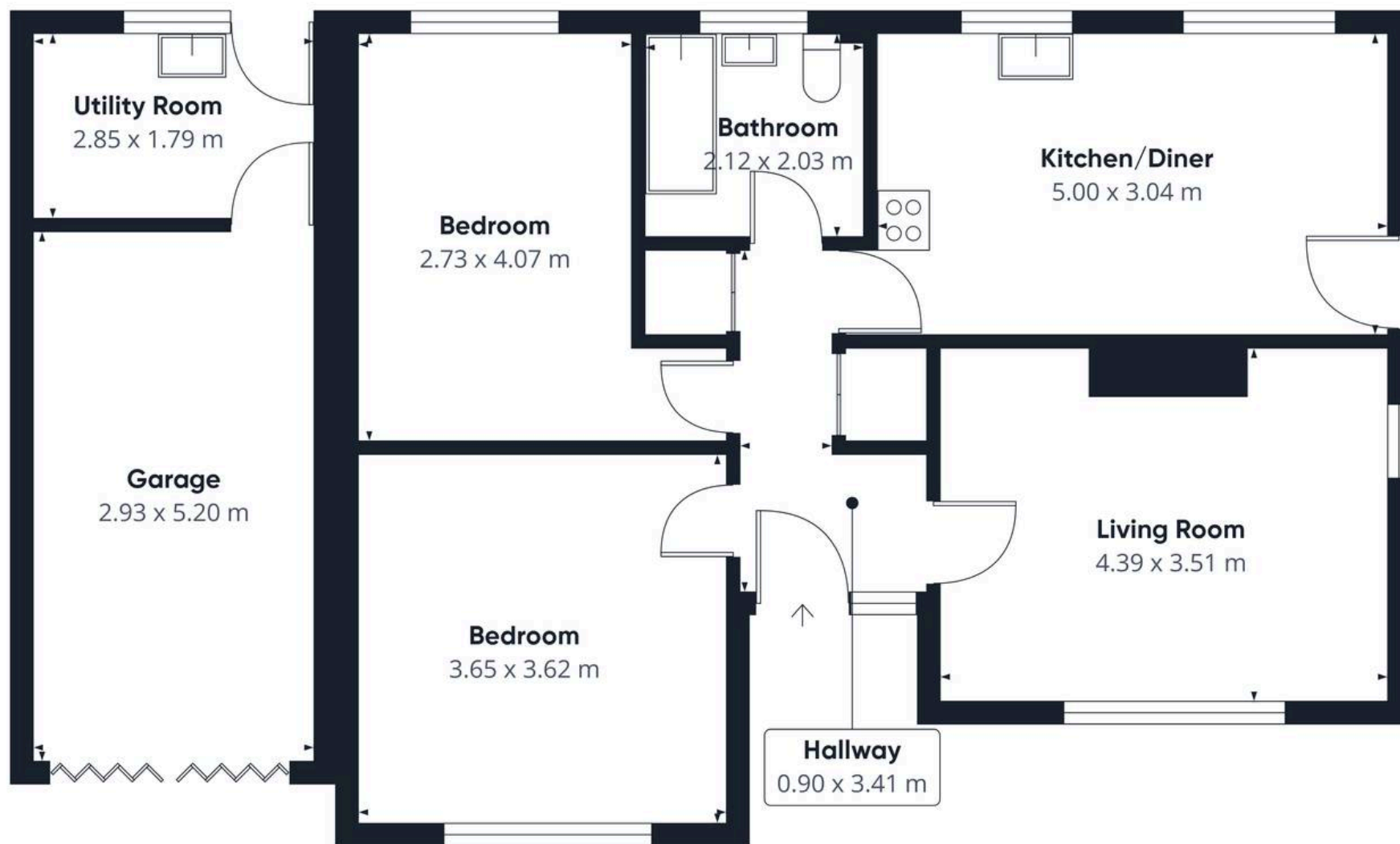
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

The property is being sold on behalf of an estate following a bereavement. The seller has limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

We're informed by the seller that the property is not yet registered with HM Land Registry. Buyers should confirm the title documentation and registration process with their conveyancer before proceeding.







Approximate total area⁽¹⁾
86.6 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.

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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 town centre take Searle Street up to Peoples Park Road and turn left and then right only Alexandra Road. Redcot can be found along to the right.

For Sat Nav: EX17 2DH

What3Words: [///hotels.cupcake.storybook](https://hotels.cupcake.storybook)





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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.