



**45 Tarka Way, Crediton, EX17 3FF**

Guide Price **£250,000**

# 45 Tarka Way

## Crediton

- Semi detached modern property
- 2 Generous sized double bedrooms
- Landscaped gardens with pergola
- Open plan lounge/diner
- South facing garden
- Parking for 2 vehicles on private drive
- Well positioned on the estate with far reaching views
- Short walk to the train station and other local amenities
- Edge of town location

A modern two bedroom home set within a quiet part of this residential development, with an open green space opposite and good access to transport links and routes towards Exeter.

The house is well maintained and arranged for straightforward living. On the ground floor, the kitchen is fitted with shaker style units with an induction hob and oven along with an integrated dishwasher, there's also plenty of space for white goods. The main living area is spacious with room for a dining table and connects easily through to the garden via patio doors. A downstairs WC is also on the ground floor.

Upstairs, both bedrooms are comfortable doubles. The back bedroom faces south, bringing in strong natural light and offering open views towards the surrounding countryside.





Outside, the garden has been thoughtfully arranged across several levels to create usable areas for sitting and dining. Composite decking provides a durable surface, with a pergola offering a degree of shelter, making it a space that can be enjoyed through much of the year.

The property also benefits from uPVC double glazing and 2 parking spaces on a private drive.

Overall, this is a well-kept home with a focus on low-maintenance living, good natural light and a garden designed to make the most of the available space, all within a convenient and well-connected setting.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2026/27 - £2,133.50

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

Broadband within this postcode: Ultrafast 2000Mbps

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.



**Boundaries, Access & Parking:**

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.

**Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**Estate Management Charge**

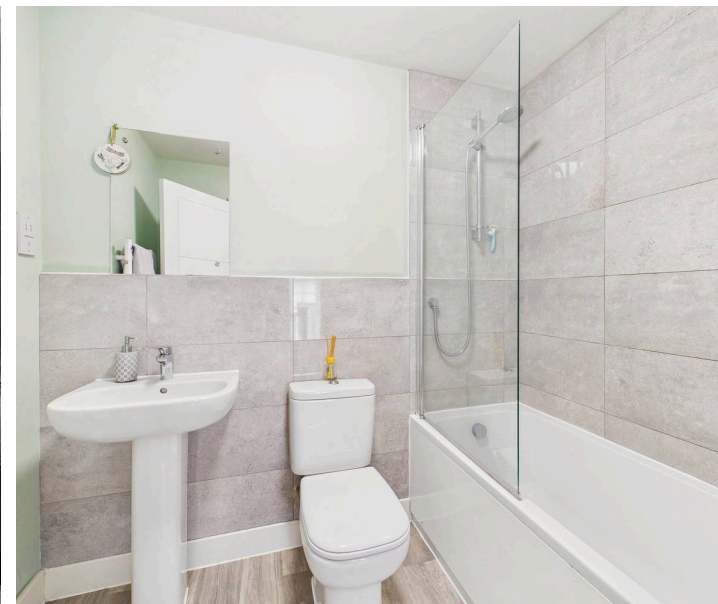
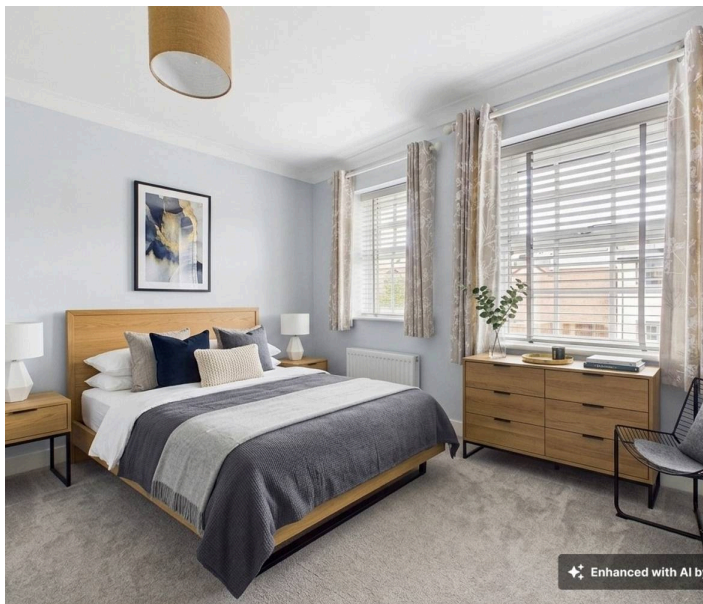
This property is subject to a management charge, which contributes towards the maintenance and upkeep of communal areas and shared spaces. Such charges are common on modern housing developments.

**DIRECTIONS**

From Crediton High St head in an Easterly direction towards Exeter. Take a right turn at the Tesco roundabout and take a left turn onto Wellparks Hill. Take the next left onto Tarka Way. Continue straight and number 45 can be found opposite the turning for Wentworth Gardens. Marked with a Helmores board.

For SatNav: EX17 3FF

What3Words: ///riverside.trousers.kick





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
63.9 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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