



19 Tarka Way, Crediton, EX17 3FF

Guide Price **£255,000**

19 Tarka Way

Crediton

- Semi detached property built in 2018
- 2 Large double bedrooms
- South facing lounge with patio doors
- 2 Parking spaces
- Enclosed Garden
- Modern kitchen
- Garden shed
- Lovely views

This modern estate was built by the renowned developers Devonshire Homes, in the heart of Crediton with easy access via train, bus and road on the Exeter side of the town. This property is a semi-detached home with parking, garage and 2 good sized double bedrooms, set in an elevated position enjoying views over to the countryside.

The kitchen has cream shaker style units with an oven and 4 ring electric hob. There is space for a large fridge/freezer and washing machine or dishwasher and a picture window out to the front of the property. The lounge is spacious with room for a dining table and good sized understairs storage. Patio doors lead from this room out to the garden and also on the ground floor is a WC.





Upstairs there are 2 very good sized double bedrooms, one to the front and one to the rear, with south facing views. The family bathroom has a shower over the bath, WC and sink. There is uPVC double glazing throughout and gas central heating.

Outside to the front is a lawned area with parking to the side, there is space for 2 vehicles and a timber garden shed which has electric and houses the tumble dryer. A gate leads through to the rear garden which is laid to patio and lawn and is well enclosed for children and pets.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £2,034.67

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.



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.

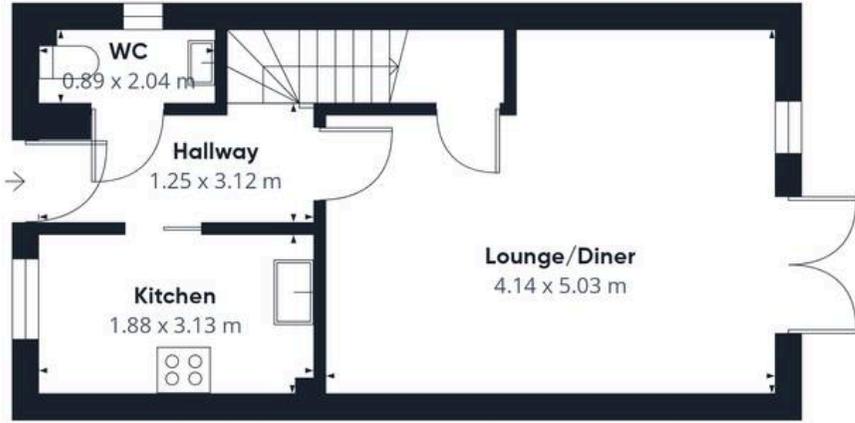
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time.

Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

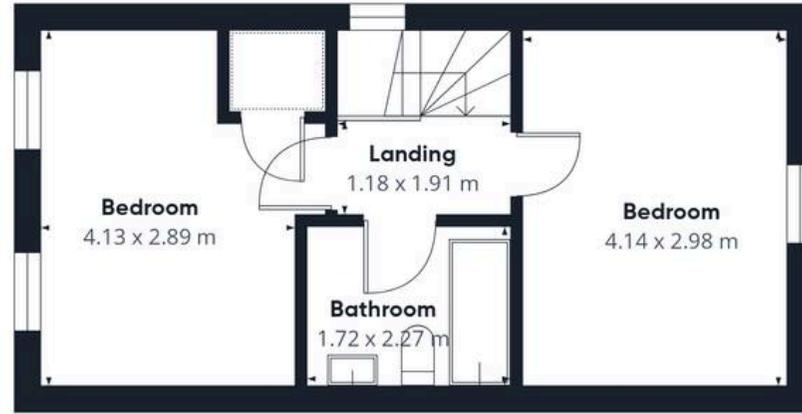
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition.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

We're informed by the seller that an estate or management charge is payable for maintenance of shared areas. Buyers should confirm the amount, payment frequency and review terms with their conveyancer.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
67.7 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



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 Bishopic 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 High Street, take the A377 in an Easterly direction towards Exeter, at the big Tesco store take a left turn at the roundabout and Tarka Way is the first left. Number 19 can be found along with the left marked with a Helmores board.

What3Words: [///crop.bulldozer.kipper](https://www.what3words.com////crop.bulldozer.kipper)

For Sat Nav: EX17 3FF





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.