



**4 Tarka Way, Crediton, EX17 3FG**

Guide Price **£315,000**

## 4 Tarka Way

Crediton, EX17 3FG

- 2021 Built Townhouse
- 3 bedrooms
- Master bedroom with ensuite shower room
- Parking for 2 vehicles plus integral garage
- Countryside views
- Open plan kitchen/diner
- Enclosed landscaped gardens
- No chain

Built in just 2021 by Devonshire Homes, this wonderful semi-detached 3 storey town house was the original show home. It offers flexible modern living accommodation on the edge of this thriving market town with views over the nearby countryside. There's the added bonus of parking on the drive and garage plus there's an enclosed, landscaped garden and great access to bus, train and shops. It's been beautifully looked after and has a light, bright and airy feel throughout.

You are welcomed by a wide, tiled hallway with internal access to the garage and a large storage cupboard, ideal for coats and shoes. The first floor has the main living accommodation with a spacious living room with feature long length windows taking advantage of the countryside views. The kitchen/dining room is at the rear and opens onto the garden. Integrated appliances are included with a double oven, ceramic hob and integrated fridge/freezer. The dining area has plenty of room for a family table and chairs too.



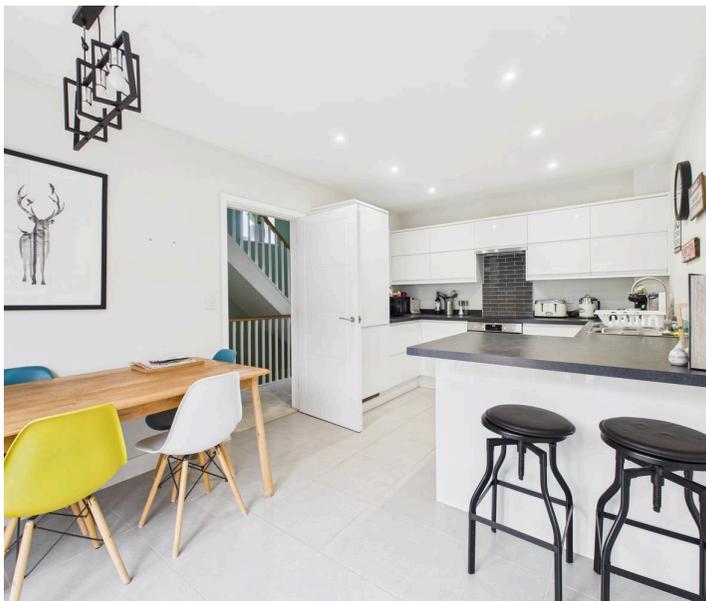


On this level there is also a good sized WC with utility cupboard for washing machine/dryer. On the top floor there is a double bedroom to the rear over looking the garden, the master bedroom to the front with fitted wardrobes and ensuite shower room and the third bedroom overlooks the front with views of the town onto fields beyond. The bathroom has a bath with shower over. The property benefits from gas central heating and uPVC double glazing throughout.

Outside to the front is an easy to maintain area with a store for bins and recycling with the drive providing off-road parking. The garage has an up and over door and an internal access to the entrance hall. Gated steps to the side give access to the rear garden which has a paved patio, lawn and planted beds with well-stocked borders. Steps lead through the lawn to a "hidden garden" at the top with further seating and a lovely southerly outlook.

#### **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 C – Mid Devon

Approx Age: 2021

Construction Notes: Timber framed

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

Drainage: Mains  
Heating: Mains gas

Listed: No

Conservation Area: No

Tenure: Freehold

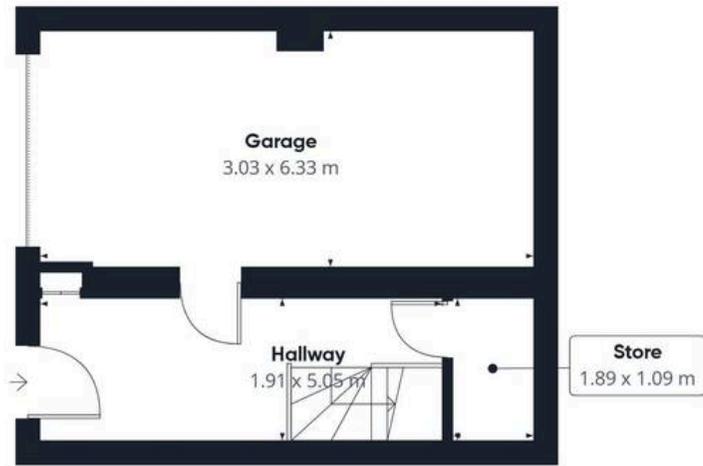
**CREDITON** is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities 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 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.



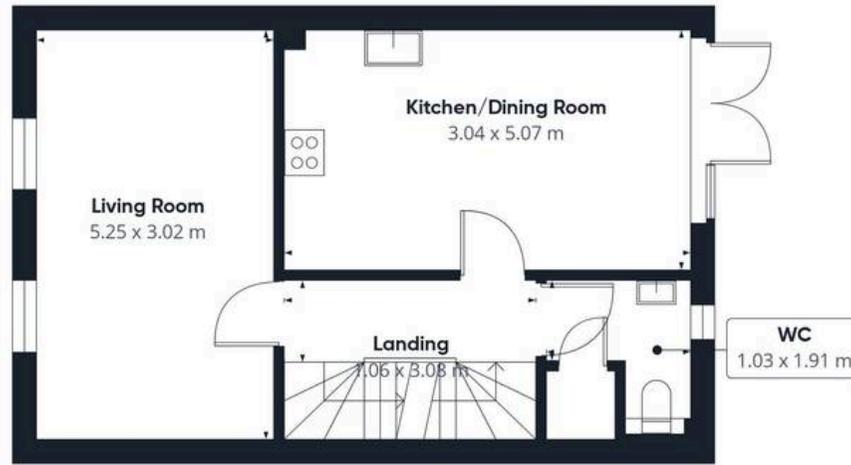
**DIRECTIONS** : For sat-nav use EX17 3FS and the What3Words address is [///cycle.relishes.facing](https://www.what3words.com/#!/en////cycle.relishes.facing) but if you want the traditional directions, please read on.

From the A377 at Wellparks roundabout (Tesco), proceed up the hill and take the first left into Tarka Way and the property will be found a few metres in on the right.

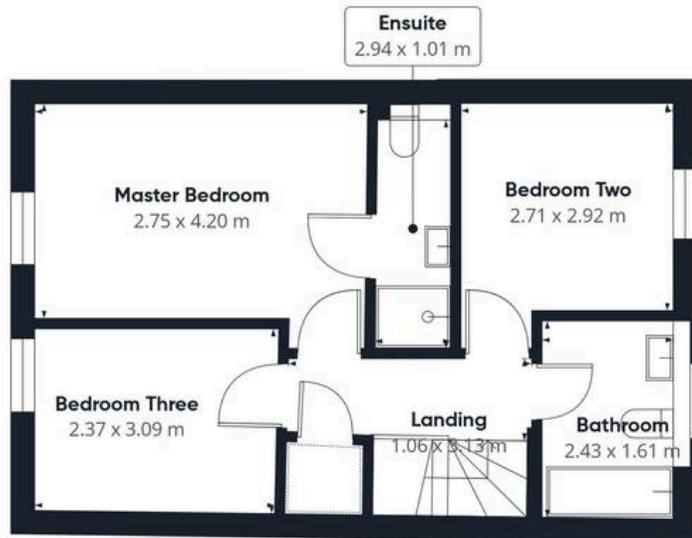




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
108.2 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.

GIRAFFE 360



## Helmores

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