

6, Hedgerow Close, Crediton, EX17 1DB

Guide Price **£250,000**

6, Hedgerow Close

Crediton, EX17 1DB

- Mid terrace home in popular Willow Walk area
- Quiet cul-de-sac position close to town and countryside walks
- Living room to front with open plan kitchen/dining space
- Three bedrooms including two doubles
- Modern family bathroom with bath and shower
- uPVC double glazing and mains gas central heating
- Well presented and ready to move into
- Enclosed rear garden with lawn and patio
- Driveway parking and single garage with utility room
- No onward chain for a straightforward purchase

Set on the eastern edge of Crediton, the Willow Walk area has long been a popular choice for families. With countryside walks just seconds away, along with easy access to schools, supermarkets and the leisure centre, it's a location that works really well for day to day life.

Hedgerow Close itself is a small cul-de-sac with very little passing traffic, giving it a safe and friendly feel. The houses here are set back from the road behind front gardens, with good sized rear gardens and parking and garages to the side.

This particular property has been let in recent years but has been well looked after and is now offered to the market with no onward chain. It's a solid, straightforward home with the key elements already in place, including uPVC double glazing and mains gas central heating.









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Inside, the layout is practical and works well. The living room sits to the front, while to the rear the kitchen has been opened up from its original form to create a more sociable kitchen/dining space, making it a better fit for modern living.

Upstairs, there are two double bedrooms along with a single bedroom, all served by a modern family bathroom with both bath and shower.

Outside, the front garden sets the house back from the cul-de-sac, with the driveway providing off-road parking. To the rear, the garden is enclosed, ideal for children and pets, and offers a mix of lawn, patio and planted beds creating an easy to enjoy space. A particularly useful addition is the room to the rear of the garage, currently used as a utility, accessed from the garden and adding further practicality.

Overall, this is a well positioned and well presented home offering great value for money, and ready to be enjoyed straight away.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Standard

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.

Agents' Notes:

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.

Broadband & Mobile Coverage:
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.

Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, 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.

Chain Status / Vacant Property:
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

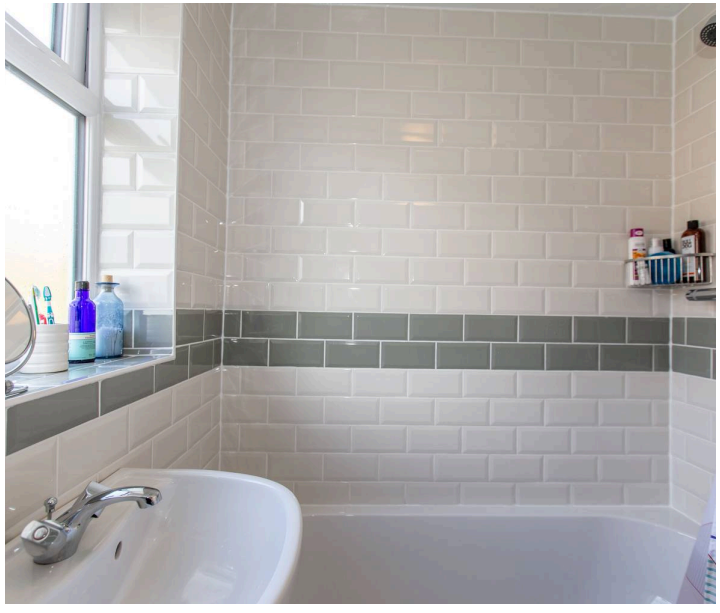
DIRECTIONS

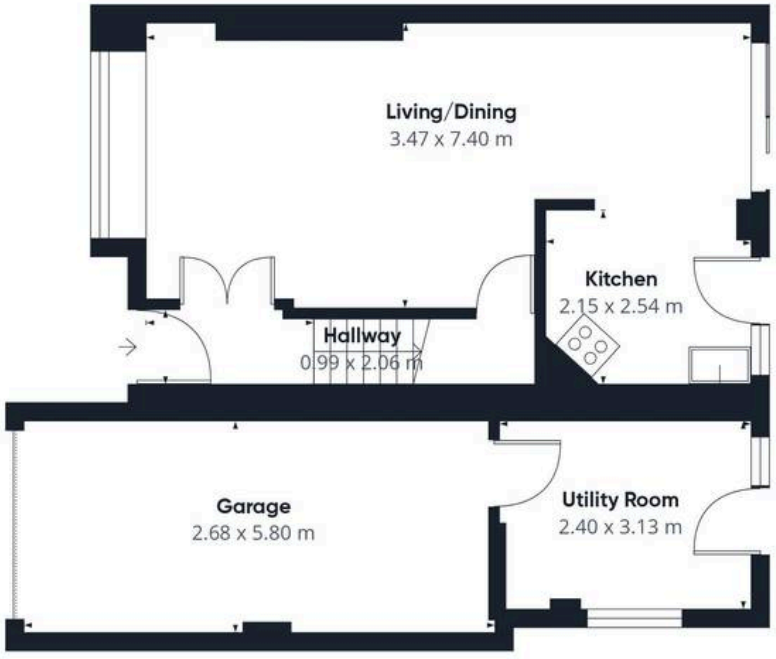
For Sat-Nav use EX17 1DB or the what3words is ///enigma.exhaling.comforted

Leaving Crediton on Exhibition Road towards Tiverton on the A3072, pass the rugby club on your left and take the next right (after the allotments) into Bramble Lane and then second right into Hedgerow Close where the property will be found on your right.

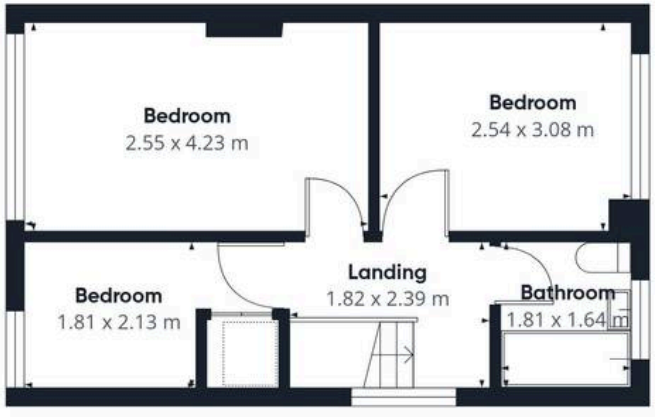








Floor 0



Floor 1



HELMORES
SINCE 1879

Approximate total area(1)

85.2 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



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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.