



2 Hedgerow Close, Crediton, EX17 1DB

Guide Price **£285,000**

2 Hedgerow Close

Crediton

- Beautifully presented home
- Convenient location in town
- Open plan kitchen/lounge
- Three bedrooms
- Parking with EV charger
- Garage with rear access to garden
- Stunning enclosed garden with pergola
- Large sunroom overlooking garden
- Modern kitchen with breakfast bar

This beautifully presented home has a good balance of comfortable living space, useful modern improvements and a particularly attractive garden.

The kitchen has been refitted with quartz worktops, including cut-in drainer grooves, and a solid wood breakfast bar. There is a professional-style range cooker with a six-ring induction hob, an integrated slimline dishwasher and space for a washing machine and tall fridge-freezer. The kitchen opens through to the lounge, where the former dividing wall has been opened up to create a more sociable feel while retaining useful shelving within the opening.

The lounge itself has a bay window, laminate flooring and a feature fireplace with wood-clad walling, while a substantial conservatory extends across the rear of the house. With its polycarbonate roof, solid lower walls and side door to the garden, this provides useful additional living space and an easy connection with the outside.





Upstairs, there are three bedrooms, including a master with fitted wardrobes, a smaller double overlooking the garden and a single bedroom to the front. The stairs and landing have recently been fitted with brand new carpet, while the bathroom has also been upgraded and includes a white suite with a glass-screen shower over the bath. The boiler, which is around six years old, is located within a cupboard in the single bedroom and has recently been serviced. Outside is a real feature of the property. The rear garden has been professionally landscaped over several levels, with established planting, an ornamental garden, decking and a covered pergola creating a series of different areas for sitting and enjoying the space. It has clearly been designed with outdoor living in mind while retaining plenty of interest throughout the year.

There is also a single garage with an up-and-over door and parking for one vehicle in front. An electric vehicle charging point has been installed at the front of the property, adding a useful modern touch for EV owners.

With its updated kitchen and bathroom, fresh carpeting and beautifully established garden, this is a home that combines a high level of presentation with plenty of practical features.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2026/27 - £2438.28

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

Broadband within this postcode: Ultrafast 10000Mbps

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.

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.

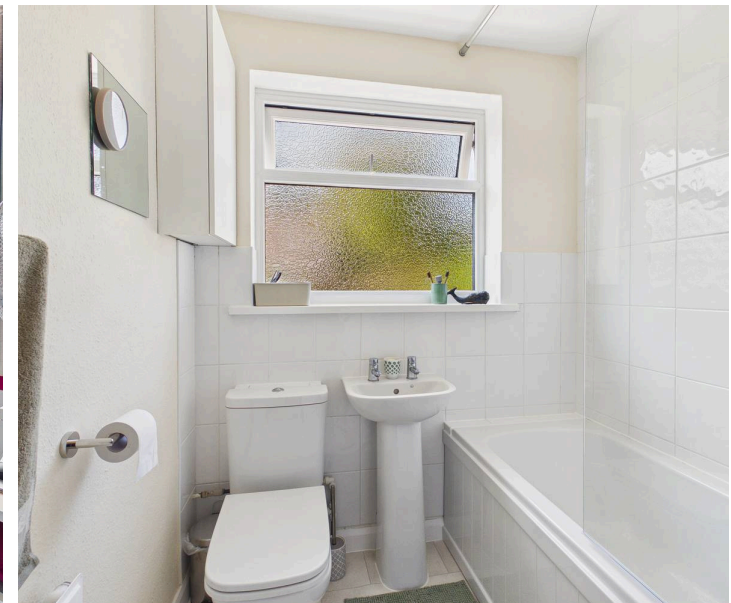
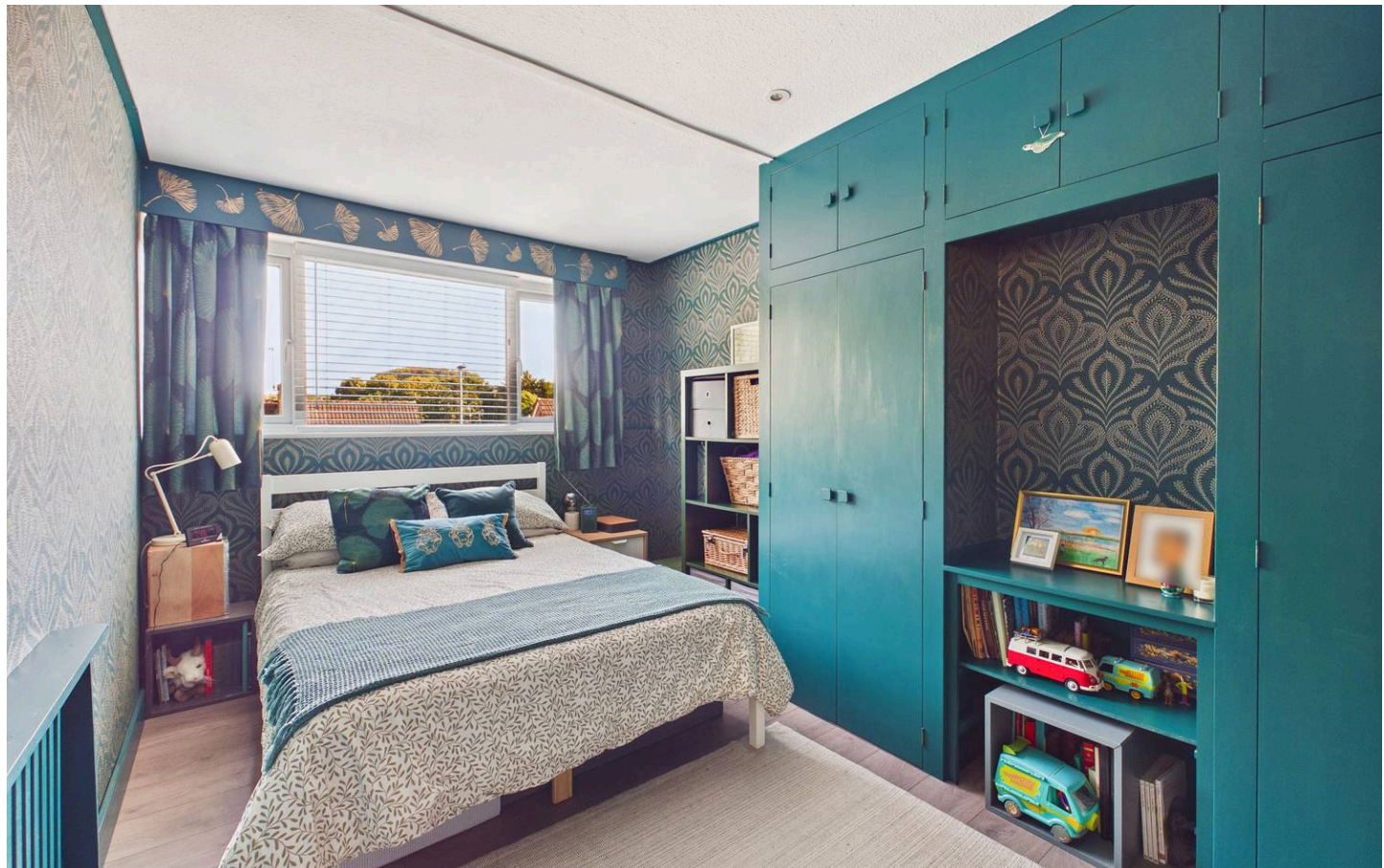
Virtual Staging:

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.

DIRECTIONS : From Crediton High Street take the A377 in an Easterly direction. After the Church take a left turn onto East Street and then left onto Mill Street. Continue along Exhibition Road and then a right turn onto Bramble Lane. The property can be found on the right, the first property on Hedgerow Close.

For Sat Nav: EX17 1DB

What3Words: ///windy.uttering.squares





Floor 0

Approximate total area⁽¹⁾
86.5 m²



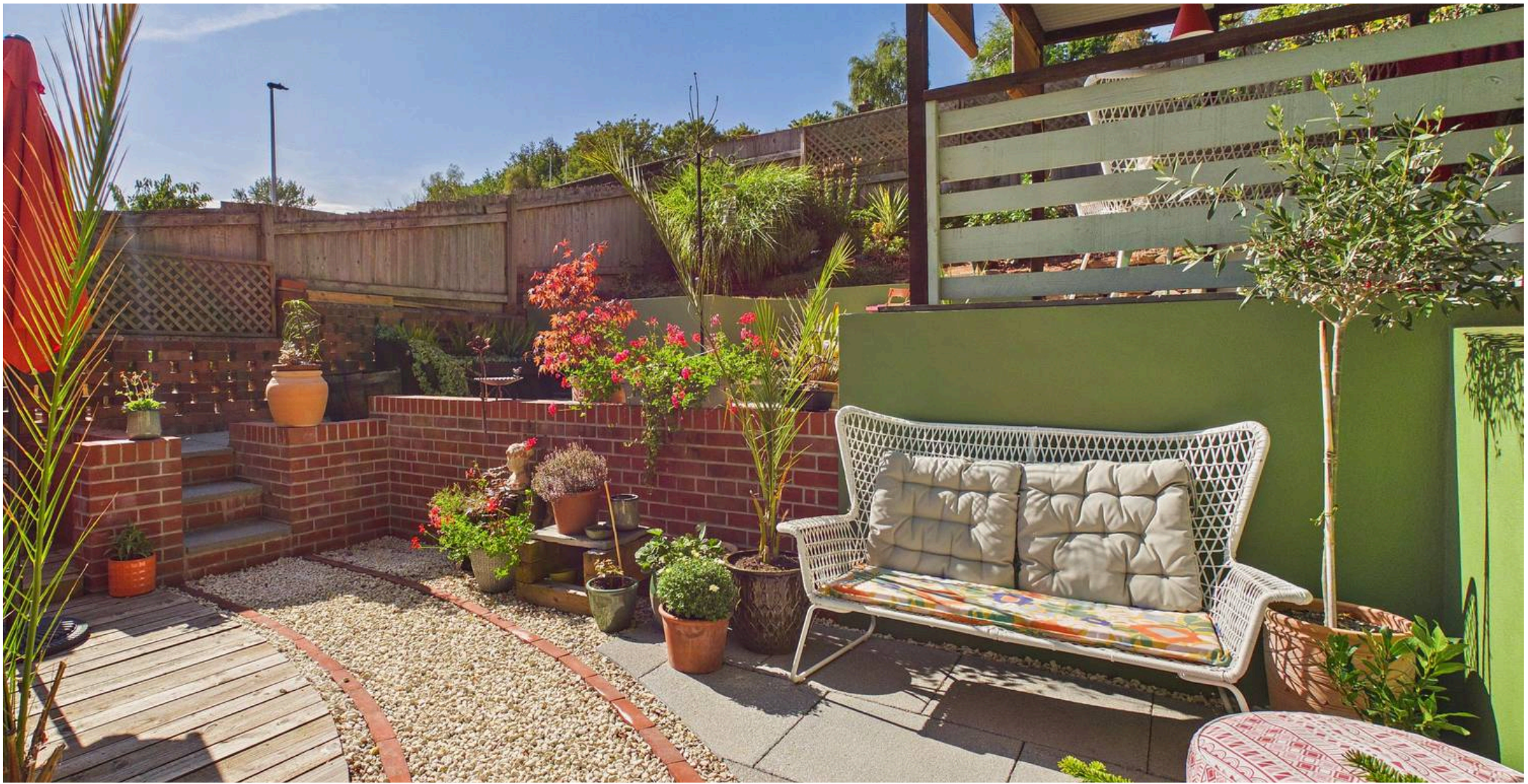
Floor 1



(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.