



1a Saxon Close, Crediton, EX17 3DS

Guide Price **£260,000**

1a Saxon Close

Crediton

- Modern three bedroom semi detached home built in 2009
- Level position on this popular development in Crediton
- Light and spacious living room with separate kitchen/dining room
- Three good sized bedrooms with family bathroom
- Ground floor cloakroom with WC
- Well presented throughout with neutral décor ready to move into
- Gas central heating, uPVC double glazing and strong EPC rating
- Lapsed planning permission for ground floor extension
- Generous, level and enclosed rear garden ideal for families/pets
- Driveway parking for two vehicles to the side

Situated within the well regarded Saxon Close development on the edge of Crediton, this modern semi detached home enjoys a particularly sought after level position, something that's not always easy to find locally. The location provides convenient access to the town's amenities along with good transport links to Exeter by road, bus and rail with buses and trains just a short walk away.





The house offers well balanced accommodation that is ready to move straight into, with a light and neutral finish throughout. On the ground floor, there is a comfortable living room along with a kitchen/dining room, creating a practical layout for day to day living. A cloakroom with WC completes the ground floor. Upstairs, there are three good sized bedrooms served by the family bathroom fitted with a white suite. The property benefits from gas central heating, uPVC double glazing and a strong EPC rating, making it both comfortable and efficient.

There is lapsed planning permission to extend the ground floor, which if reinstated would create a much larger open plan living space if desired, adding both flexibility and long term value.

Outside, the rear garden is a real feature, being both sizeable and level, offering a great space for families, pets or entertaining. A decking area provides an ideal spot for seating and dining, with the remainder laid mainly to lawn. To the front/side, there is a driveway providing off-road parking for two vehicles.

Overall, this is a well located and easy to live with home, offering immediate comfort along with clear scope to grow into over time.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

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

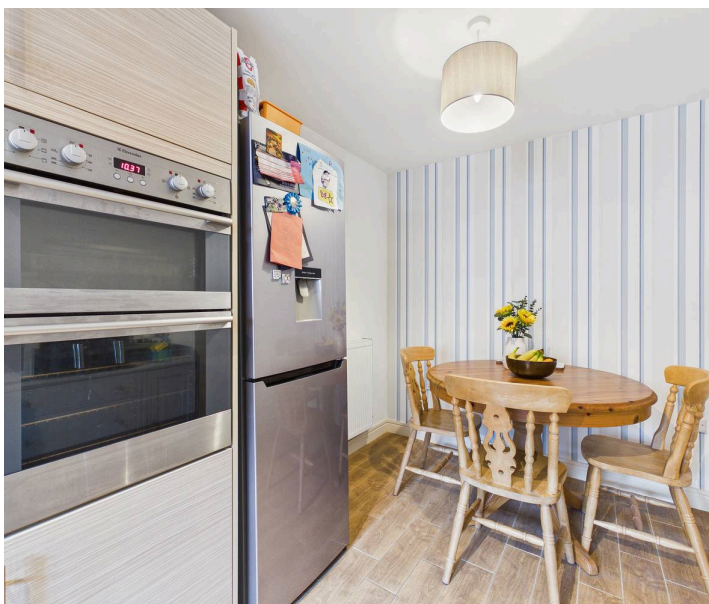
Broadband within this postcode: Superfast Enabled

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. The boundary cob wall on the eastern boundary is part of a collective ownership and as such, this property contributes to the upkeep of the wall with others.

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.

DIRECTIONS : For Sat-nav use EX17 3DS and the what3words is ///amount.manicured.fidgeted

From Crediton High Street, head towards Exeter and then take a right turn onto Park Road then a left turn onto Dokkum Road. Continue ahead and la Saxon Close will be found on your left.





Approximate total area⁽¹⁾
67.6 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.