



**48 Willow Walk, Crediton, EX17 1DD**

Guide Price **£290,000**

## 48 Willow Walk

### Crediton

- Semi detached home
- Popular location
- 3 Bedrooms
- Easy to maintain enclosed garden
- Close to supermarket & leisure centre
- Garage & parking
- Open plan kitchen/diner
- Spacious lounge
- uPVC double glazing and gas central heating

Willow Walk is a popular estate on the eastern edge of the market town of Crediton, the property is close to a supermarket and the leisure centre and offers a lovely, well presented home. This home would suit a wide range of needs with an easy to maintain garden, parking and garage.

The kitchen/diner has an array of cream shaker units with a 4 ring gas hob and double eye level oven. There's a washing machine, integrated dishwasher and space for a fridge/freezer. A pantry is to the side and the worktops are wood effect. The dining end of the kitchen has plenty of space for a table and patio doors that open up to the garden. The lounge is spacious with a large bay window and a lovely spot to unwind and relax.





Upstairs there is the master bedroom to the front along side a single room that has fitted cupboards. To the rear is a further double bedroom overlooking the garden and the family bathroom has a white suite bath with shower over, WC and sink. There is uPVC double glazing throughout and gas central heating.

Outside to the front of the property is an easy to maintain chipping area and 3 parking spaces to the side in front of the garage with up and over door. A gate to the side leads through to the garden which is partially laid to artificial grass and at the rear is a raised composite decking area, perfect for outdoor dining and BBQs.

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 50Mbps

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.



**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 :** Take the A3072 toward Tiverton, after The Rugby Club take a right turn onto Bramble Lane and bear around to the left at the end, number 48 will be found along to the left.

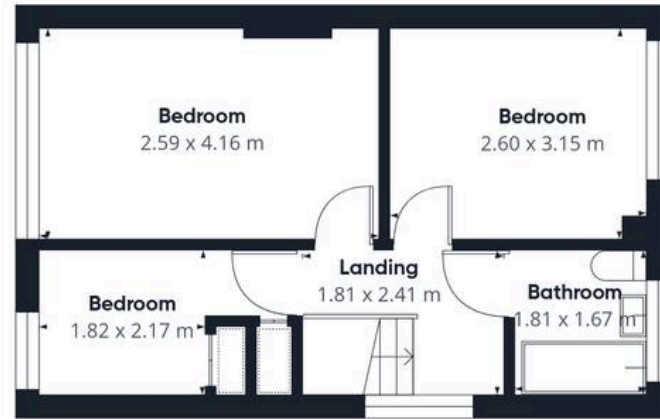
For Sat Nav: EX17 1DD

What3Words: ///unusually.slimmer.undertone





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
82.8 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

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://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.