



Raddon Bungalow, Pounds Hill, Crediton, EX17 1DT

Guide Price £475,000

Raddon Bungalow

Pounds Hill, Crediton

- Large individual detached bungalow in sought-after town location
- 4 bedrooms, including principal with dressing area and en-suite
- Spacious living room with fireplace and garden access
- Dining room & kitchen with integrated appliances
- Utility room, cloakroom, and covered rear store
- South facing with gardens, summerhouse and pond
- Double garage and ample parking
- Pleasant southerly outlook across the town
- Level walk to High Street, doctors, and parkland
- No onward chain

Situated towards the lower end of Pounds Hill, this substantial bungalow enjoys a convenient yet peaceful position, ideally placed for the town's amenities including shops, cafes and Newcombes Meadow park. It sits in a generous plot with mature gardens to three sides, and a pleasant southerly outlook across the town to the countryside beyond meaning plenty of light throughout.

The accommodation is light, spacious, and well-designed, with a welcoming entrance hall leading to a large dual-aspect living room complete with feature fireplace and sliding doors to the garden. An adjoining dining room provides a natural space for entertaining, while the fitted kitchen offers ample storage, integrated appliances, and room for casual





dining. There's also a practical utility room, cloakroom, and a useful covered rear utility space ideal as a workshop or store.

There are four comfortable bedrooms, the principal benefiting from its own dressing area and en-suite shower room. A family bathroom serves the remaining rooms and includes both a bath and separate shower. The lower bedroom is large and could be used as an additional study or second living room but as a bedroom, there is plenty of space to create a bedroom come sitting room for a teenager maybe? Note there are just three stairs down to this final bedroom.

Outside, the property is approached through twin gates onto a driveway leading to the double garage with electric door, power, and lighting. The surrounding gardens are mainly laid to lawn with planted borders, natural hedging, and a variety of seating areas to enjoy the sunshine. A summerhouse, potting shed, and ornamental pond add further charm to this lovely setting. One recent addition is the gentle pathway which bypasses most of the steps to the front door, allowing those with limited mobility much easier access from the drive to the front door.

Large, individual bungalows in such a desirable and convenient town location are rarely available – so don't miss out!

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.

Virtual Staging:

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

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 F – Mid Devon

Approx Age: 1980's

Construction Notes: Brick

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

Drainage: Mains

Heating: Mains gas

Listed: No

Conservation Area: Yes

Tenure: Freehold





Approximate total area⁽¹⁾
180.9 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.

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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 Bishopric 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 1DT and the What3Words address is [///flickers.outpost.shudders](https://www.what3words.com/#!/en/@@@flickers.outpost.shudders) but if you want the traditional directions, please read on.

From the High Street, turn into Market Street and proceed into The Square, exit along Parliament Street, passing the library on your right. Pass Newcombes Meadow on your right and continue at the junction until reaching the mini-roundabout. Then turn left and immediately right into Pounds Hill and the property will be found on your left.





Helmores

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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.