



37 Avranches Avenue, Crediton, EX17 2HB

Offers Over **£245,000**

37 Avranches Avenue

Crediton

- Detached two double bedroom home
- Popular, elevated town-outskirts cul-de-sac
- Superb views across Crediton and countryside
- Light and spacious lounge diner with patio doors
- uPVC double glazing and mains gas central heating (combi boiler)
- Fully enclosed south facing garden arranged over three levels
- Off road parking for approx. two vehicles

Set on the very edge of Crediton in the ever-popular development of Avranches Avenue, this detached home enjoys a lovely elevated position with superb views across the town and out to open countryside. Crediton itself is a thriving market town with a wide High Street full of independent shops, cafés and essential services, along with excellent primary and secondary schooling, leisure facilities and regular buses and trains to Exeter on the Tarka Line. Avranches Avenue sits on the peaceful outskirts, giving that rare blend of quiet cul-de-sac living with all of the town's amenities close at hand and the countryside virtually on the doorstep.

Inside, the accommodation is well presented and offers two comfortable double bedrooms, ideal for couples, small families or those looking to downsize without compromising on space or being detached.





The living/dining room is a great size, filled with natural light from the patio doors that open directly to the south facing garden and frame those wonderful views. The kitchen has gloss fronted cabinets with stainless steel appliances, and the contemporary white bathroom features a P-shaped bath with shower over and modern fittings. There is mains gas central heating from a combi boiler and uPVC double glazing throughout, making this a warm, efficient and very easy home to maintain, especially with the brick finish externally.

Outside, the south facing garden is a real highlight. Fully enclosed and arranged over three levels, it offers a paved seating area directly behind the house, with two tiers of lawn above that enjoy the best of the outlook. The space feels private and unusually generous for this style of home. To the side is tarmac drive providing off road parking for two vehicles, with gated access to the rear garden.

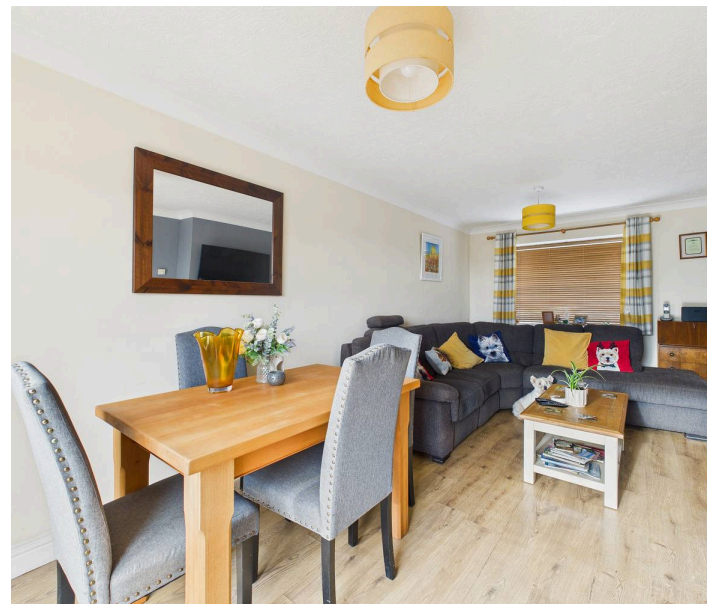
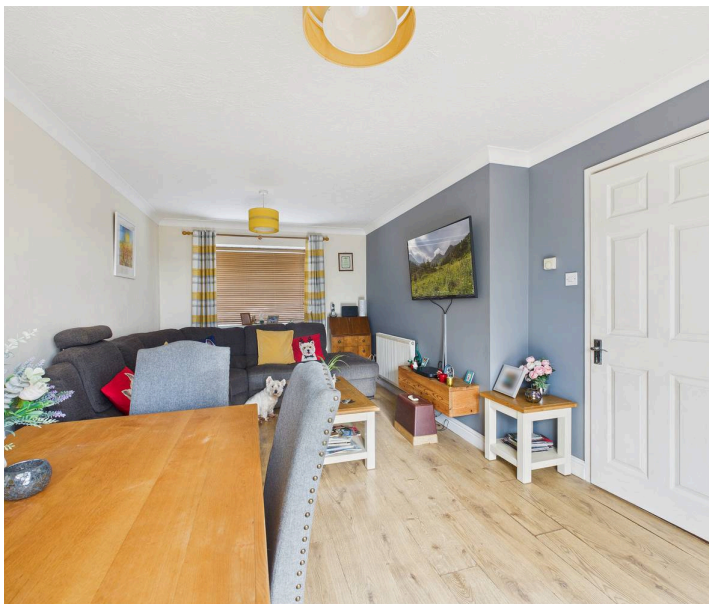
Agents' Notes:

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.



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 C – Mid Devon

Approx Age: 1990's

Construction Notes: Standard

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

Drainage: Mains

Heating: Mains gas

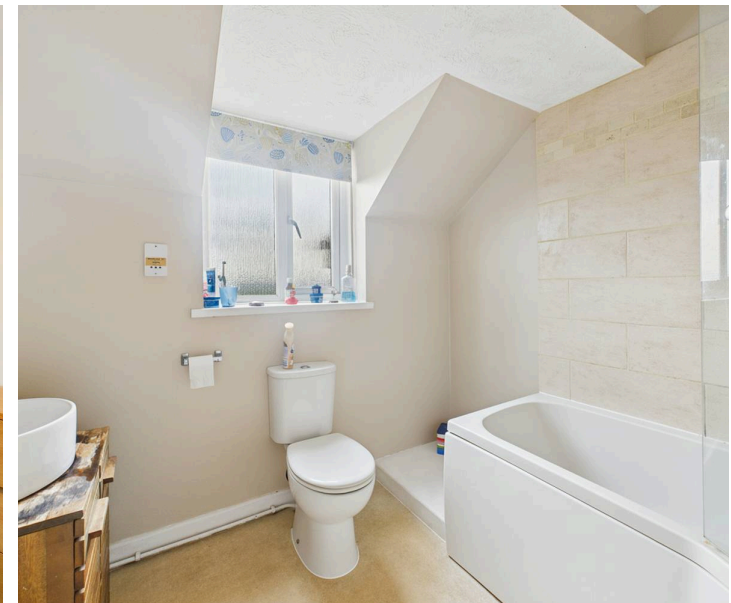
Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 2HB and the What3Words address is ///hillsides.remember.existence but if you want the traditional directions, please read on.

From the centre of Crediton proceed towards the upper end of the High Street and turn right by the traffic lights at the Green, followed by an immediate left turn into St Martins Lane. Proceed to the top of the hill, and pass over the cross roads into George Hill. Continue up the hill until almost reaching the top, whereupon turn left into Avranches Avenue. Proceed into the cul-de-sac and number 37 will be found on the left.





Floor 0



Floor 1



Approximate total area⁽¹⁾
59.8 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.

GIRAFFE 360



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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.