

9 Southfield Drive, Crediton, EX17 2ET

Guide Price **£375,000**

9 Southfield Drive

Crediton

- Detached bungalow
- Well maintained and presented
- Light and spacious
- 3 Bedrooms with an ensuite to the master
- Prestigious estate
- Garage & parking
- Sunroom
- Easy to maintain garden
- No onward chain

Southfield Drive is a prestigious development on the edge of the market town of Crediton, this bungalow sits at the northern end, quietly tucked away in a lovely spot. The bungalow has been lovingly decorated and maintained over the years and it is in great condition. The easy to maintain garden, parking and garage make this a great option for any buyer. The property is being sold with no onward chain.

The south facing lounge/diner has a large deep bay window giving plenty of light into this spacious room that could be used as one lounge or separately as a lounge/diner. There is a marble fireplace with feature fire. The kitchen has cream units with double eye level oven and 4 ring ceramic hob. There is space for a washing machine and fridge and a central island has a breakfast bar seating arrangement. A door leads from the kitchen to the side of the property.









The master bedroom to the rear has a large array of fitted wardrobes and an ensuite shower room with shower, WC and sink. There's a single bedroom and a further double to the rear currently utilised as a dining room. The family bathroom has a bath with shower attachment, WC and sink. The sun room to the rear has a solid roof and a door to the garden, it's a great place to relax and enjoy the aspect over the garden. There is uPVC double glazing throughout and gas central heating.

Outside to the front is parking for one vehicle and a garage with electric door, power and light. There is also plenty of on street parking within the estate. There are steps up to the front door and a side path to the rear (there is access to the rear from both sides). The easy to maintain garden at the back has a lovely paved patio area and a raised level with shrubs and flowers. There are two sheds and space for bin and recycling storage.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2026/27 - £2,743.07

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

Broadband within this postcode: Ultrafast 1800Mbps

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.

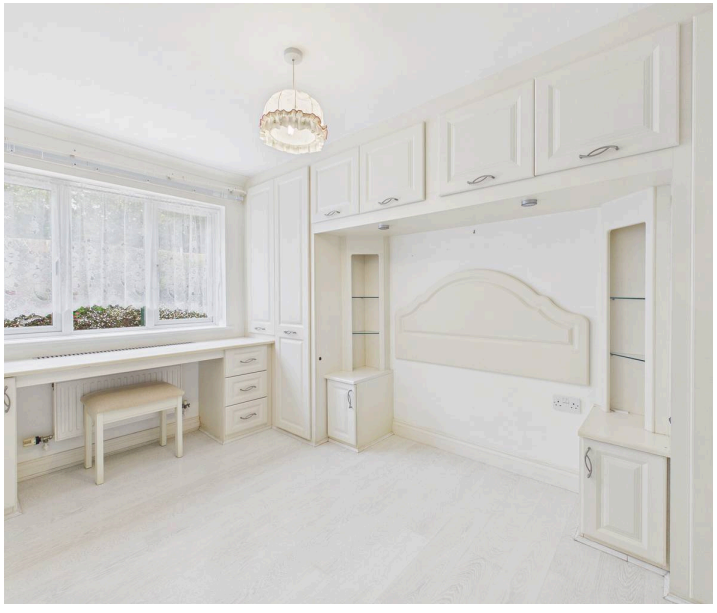
Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

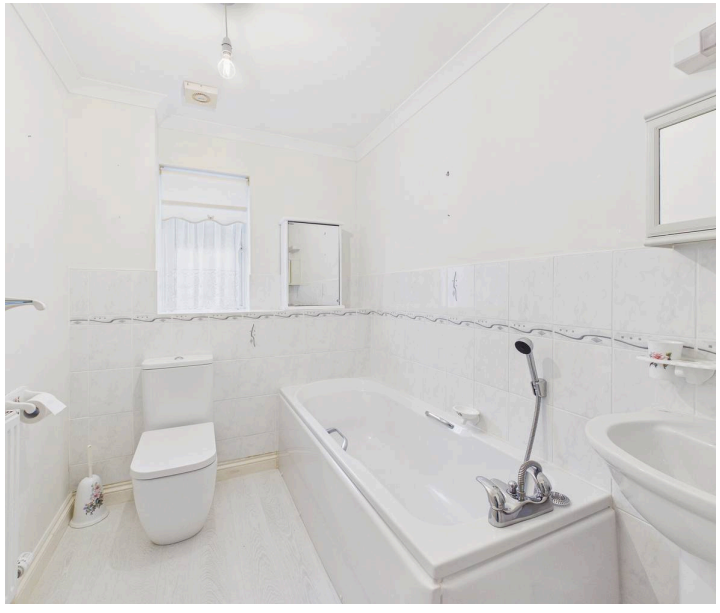


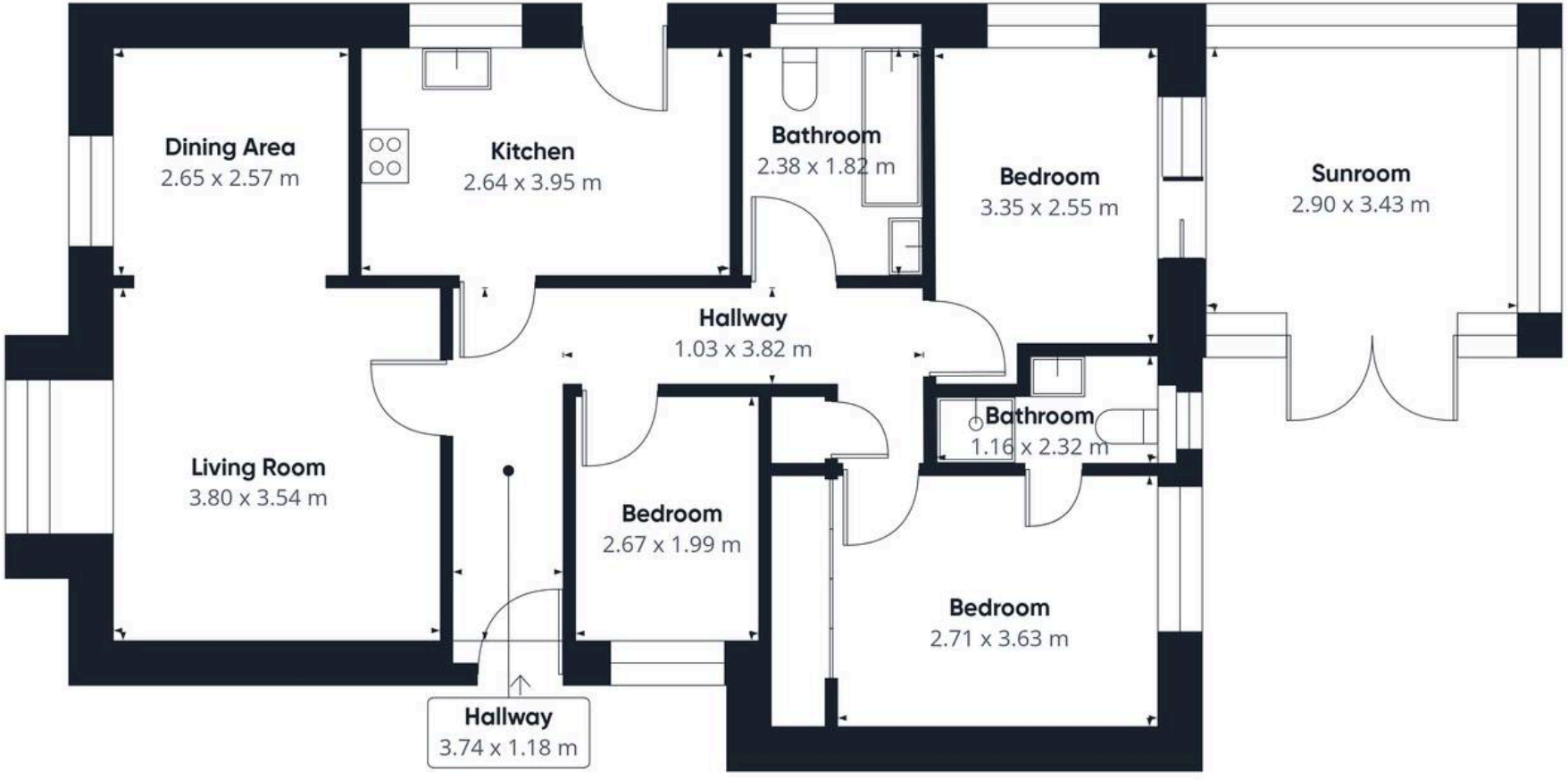
DIRECTIONS : From Crediton High Street, take Searle Street and then left onto Peoples Park Road, follow around onto Alexandra Road and then take a right turn onto Southfield Drive. Follow the road to the top and number 9 can be found on the top left corner marked with a Helmores board.

For Sat Nav: EX17 2ET

What3Words: ///sidelined.intervene.plots







Approximate total area(1)

86.9 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.

GIRAFFE360



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

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.